

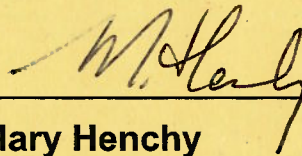
An
Coimisiún
Pleanála

Commission Direction
CD-000626
PL-500784-GY-26

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1. The submissions on this file and the Inspector's report were considered at a meeting held on 29 May 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:



Mary Henchy

Date:

29th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Galway County Development Plan 2022-2028, to the pattern of development in the area and to the nature and scale

of the proposed development and the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not seriously injure the residential or visual amenities of the area or of adjoining properties, would not be prejudicial to public health and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details prior to the commencement of development, and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. Apart from the departures authorised in this permission, the development shall otherwise comply with the terms and conditions attached to Galway County Council planning reference number 20/33.

Reason: In the interest of clarity.

3. Details of the materials, colours and textures of the balcony balustrade finishes shall be submitted to, and agreed in writing with, the planning authority prior to the erection of such structures.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4. The garage/shed shall be for private use only by the resident(s) of the existing dwelling house on site. The garage shall not be used for habitable or commercial purposes or any other purpose other than those incidental to the enjoyment of the dwelling house.

Reason: In the interest of residential amenity