

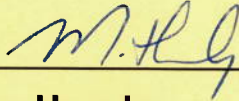
An
Coimisiún
Pleanála

Commission Direction
CD-000859
PL-501067-GC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 08 July 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:

10th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the 'R' zoning objective and the residential amenity standards of the Galway City Development Plan 2023-2029, to the relevant Ministerial guidelines, to the pattern of development in the area, and to the documentation submitted with the application and the appeal, including the first-party response, it is considered, subject to compliance with the conditions set out below, that the proposed development, by reason of its modest scale, its design and reduced height relative to the existing dwelling, and its location on an established residential site, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would not give rise to or exacerbate flooding. The matters raised in the third-party appeal in relation to the site boundary and ownership are not matters for determination within the planning process. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be 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 in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The roof of the extension shall be designed and constructed so that neither the eaves nor any part of the roof overhangs the adjoining property, and so that rainwater run-off from the roof does not discharge onto that property.

Reason: In the interest of the residential amenity of the adjoining property.

3. A screen shall be erected along the southern boundary edge of the terrace to a height of 1.8 metres, taken from the floor level of the terrace, and shall be permanently glazed in obscured glass. Details of the screen shall be submitted to, and agreed in writing with, the planning authority prior to the occupation of the development.

Reason: In the interest of protecting the residential amenity of the adjoining property from overlooking.

4. Surface water from the proposed development shall be disposed of within the site by means of a suitably designed soakaway, the details of which shall be submitted to and agreed in writing with the planning authority prior to commencement of development. Where ground conditions render disposal to ground unsuitable, an alternative arrangement incorporating attenuation or other sustainable drainage (SuDS) measures shall be agreed in writing with the planning authority.

Reason: In the interest of avoiding the displacement of surface water onto adjoining property and in the interest of proper planning and sustainable development.

5. Construction works on the site shall be carried out only between the hours of 0800 and 1800 Mondays to Fridays, and between 0900 and 1300 hours on Saturdays, with no works on Sundays, bank holidays or public holidays, save with the prior written agreement of the planning authority.

Reason: In the interest of the residential amenity of the area.