

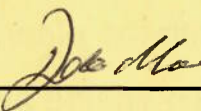
An
Coimisiún
Pleanála

Commission Direction
CD-001038
PL-501189-GC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 10 August 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:



Declan Moore

Date:

11th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Conditions

Having regard to the changes to the development proposed to be retained and completed, which are considered relatively minor in nature relative to the development permitted under planning register reference number 24/60081,

and the revised landscaping plan submitted, the pattern of development in the area and the provisions of the Galway City Development Plan 2023 2029, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and completed would not seriously injure the visual or residential amenity of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 13th day of February 2026 and on the 27th day of February 2026, 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 retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures authorised by this permission, the development shall comply with the conditions of the parent permission, planning register reference number 24/60081, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The landscaping scheme received by the planning Authority on the 13th day of February 2026 and on the 27th day of February 2026 shall be carried out within three months of the date of the completion of the dwelling or within the first planting season, following substantial completion of external construction works.

Upon completion, the planting scheme shall be certified by a qualified landscape architect. Any trees/planting failing within the first three years shall be replaced.

Reason: In the interest of residential amenity.

4. The first-floor south elevation bedroom window shall be obscurely glazed.

Reason: In the interest of residential amenity.