



An
Coimisiún
Pleanála

Commission Direction
CD-001074
PL-501396-GY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 14 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:

19th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature, scale and location of the development, and the provisions of the Galway County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed

development would not seriously injure the amenities 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 carried out 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 1st day of April 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The use of the extension shall be used for residential purposes associated with use of the existing dwelling and shall not be divided from the existing house by way of sale, letting or otherwise.

Reason: In the interest of orderly development.

3. (a) The dimensions for the domestic garage be amended to a maximum height of 5.0 metres, length of 8 metres and width of 5 metres to comply with Developmental Management Standard 6 Domestic Garages of the Galway County Development Plan 2022-2028 (...be visually subservient in terms of size, scale

and bulk.) and to reduce the visual impact of a long narrow development adjacent a narrow rural road.

(b) The external finishes of the garage shall harmonise in colour and texture with the plaster finish of the dwelling house.

(c) Plans and particulars evidencing compliance with this condition shall be submitted to the planning authority for their written agreement prior to the commencement of development.

Reason: In the interest of orderly development and visual amenity.

4. The domestic garage shall not be used for habitable or commercial purposes or any other purposes other than, those incidental to the enjoyment of the dwelling house.

Reason: In the interest of orderly development.

5. The carport shall be a lightweight structure, fully open to front and rear, as indicated on drawings submitted. Full details of the design and materials of the carport shall be submitted for the written approval of the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

7. Sight distance triangles shall be maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required.

Reason: In the interest of traffic safety.