

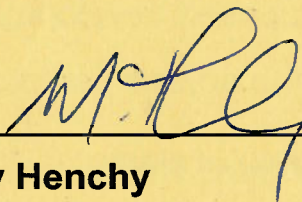
An
Coimisiún
Pleanála

Commission Direction
CD-001117
PL-501453-GC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 21 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:



Mary Henchy

Date:

21st day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential zoning of the site and the established use of the site for residential purposes, it is considered that, subject to compliance

with the conditions set out below, the proposed development would not impact negatively on the visual or residential amenities of the area or of adjoining residential properties, would be in accordance with the provisions of the Galway City Development Plan 2023-2029, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the external finishes of the proposed development, including details of materials, texture and colour, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. No part of the proposed extension, including rainwater goods, shall overhang adjoining property.

Reason: In order to protect the amenity of adjoining property.

4. The first-floor windows in the south elevation serving the master bedroom and stairwell shall be fitted and permanently maintained with opaque glass.

Reason: In the interest of residential amenity.

5. The vehicular entrance to the site and boundary walls shall be maintained as existing.

Reason: In the interest of proper planning and sustainable development

6. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.