

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway City

Planning Register Reference Number: 15/351

An Bord Pleanála Reference Number: PL 61.246171

APPEAL by John Donnelly of 6 Carragh Hill, Knocknacarra, Salthill, Galway against the decision made on the 1st day of February, 2016 by Galway City Council to grant subject to conditions a permission to Deirdre Larkin care of Feargal O'Dowd of 5 Caoin Dara, Ballindereen, Kilcolgan, County Galway in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention and completion of non vision first floor windows on the south-west and north-west elevations of previously approved development, planning register reference number 14/330, all at 10 Carragh Grove, Knocknacarragh, Salthill, Galway.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the separation distances, to the site configuration relative to that of the adjoining development to the east and to the established pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the windows proposed for retention and completion and the permitted side elevation windows and doors would not seriously injure the residential amenity or depreciate the value of property in the vicinity. The development proposed for retention and completion 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, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. The first floor side elevation windows shall be fitted and glazed in obscure glass. Within one month of the date of this order, photographic evidence of compliance with this condition shall be submitted to the planning authority.

Reason: In the interest of residential amenity and clarity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.