

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Galway City**

**Planning Register Reference Number: 15/323**

An Bord Pleanála Reference Number: PL 61.246946

**APPEAL** by Michael Gibbons care of Mulcaire Heffernan Limited of Barna, Galway and by Desmond and Ann Mackey care of Ó Tuairisg Associates Limited of Unit 10 Fiontarlann, Westside, Galway against the decision made on the 28<sup>th</sup> day of June, 2016 by Galway City Council in relation to an application by the said Desmond and Ann Mackey for permission for development comprising retention of existing elevations and basement of dwelling house, including all associated services on revised site boundaries at Arche House, Maunsells Road, Galway, as revised by the further public notice received by the planning authority on the 3<sup>rd</sup> day of June, 2016 in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the retention of existing elevations and basement of dwelling house, including all associated services on revised site boundaries and to refuse permission for the retention of the basement access hatchway located in the northern laneway, and the retention of the canopies over the doors on the northern elevation, all at Arche House, Maunsells Road, 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 nature and extent of the development to be retained, to the pattern of development in the area and to the provisions of the Galway City Development Plan 2011-2017, it is considered that, subject to compliance with the conditions set out below, the proposed development to be retained would not adversely affect the character of the historic fabric of the building or adjacent structures and would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development to be retained 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 submitted the 12<sup>th</sup> day of May, 2016. Where such condition requires 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 house and basement shall be jointly occupied as a single dwelling and the basement shall not be used as habitable accommodation, shall be used for purposes ancillary to the residential use of the dwelling and shall not be sold or sublet except as part of the dwelling.

**Reason:** In the interest of clarity and residential amenity.

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

**Dated this            day of            2016.**