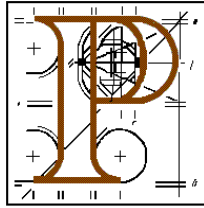


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Galway County

Planning Register Reference Number: 16/1762

An Bord Pleanála Reference Number: PL 07.248211

APPEAL by Eamon Conneely care of McCarthy Keville O'Sullivan Limited of Block 1, G.F.S.C, Moneenageisha Road, Galway against the decision made on the 23rd day of February, 2017 by Galway County Council to grant subject to conditions a permission to Audrey and Larry Craughwell care of Derek Conneely Architecture of 7 Castle Road, Oranmore, Galway in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of a skylight to the south west, retention of skylight to the south east, retention of revised elevation to the north east, planning permission for a veranda to the north west elevation, all within the existing footprint of previously granted planning permission planning register reference number 16/236 and all associated ancillary works at Stradbally North, Clarinbridge, County 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 zoning objective, the nature and scale of the proposed development and the polices of the current Galway County Development Plan, it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure the residential or visual amenity of the area, or have a significant negative impact on the conservation objectives of any European Site. The proposed development 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, 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this or other permissions, the extension and wastewater treatment system shall be carried out and completed in accordance with the terms and conditions of the permission granted under planning register reference number 16/236, and any agreements entered into thereunder.

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

3. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) the establishment of a hedgerow along the north eastern boundary of the site, and
- (b) planting of trees at along the eastern boundaries of the site.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

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

Dated this day of 2017.