



An
Bord
Pleanála

**Board Order
PL 61.248987**

Planning and Development Acts 2000 to 2017

Planning Authority: Galway City Council

Planning Register Reference Number: 17/136

Appeal by Rose Curran, Patrick Carroll and Alan and Alma O'Boyle care of Oliver Higgins Chartered Engineers of Unit 4B, Oranmore Business Park, Oranmore, County Galway against the decision made on the 13th day of July, 2017 by Galway City Council to grant subject to conditions a permission to Breda and Christian Lees care of Tribe Architects of 48 Dalysfort Road, Salthill, Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing substandard house and garage and the construction of a new two-storey dwelling with garden shed and associated site works and services at 56 Renmore Road, Renmore, 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 of the site, the scale, layout and design of the proposed dwelling, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

3. Prior to commencement of development, the following details shall be submitted to, and agreed in writing with, the planning authority:
 - (a) Revised footprint showing a minimum separation distance of 1.5 metres from the north-eastern boundary of the site.
 - (b) Boundary treatment details for the entire site, not exceeding one metre in height at the front of the site and two metres in height at the rear of the site.
 - (c) Elevation details of the proposed garden shed together with a floor plan and details of the materials to be used.

Reason: In the interest of residential amenity.

4. Prior to commencement of development, a detailed landscaping plan, including boundary treatment, prepared by a suitable qualified person, shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0900 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

6. The exposed boundary wall of the adjoining property shall be suitably waterproofed and made good, after the demolition of the existing dwelling house and prior to the commencement of construction of the replacement dwellinghouse.

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

7. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

8. The proposed garden shed hereby approved shall not be used for commercial purposes or for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the dwellinghouse as such.

Reason: In the interest of the residential amenities of the area.

9. The dwelling shall be used as a single dwelling unit only.

Reason: To protect the residential amenities of the area.

10. The roof shall be blue/black colour.

Reason: In the interest of visual amenity.

11. Prior to commencement of development, details on the number of ground floor windows on the south-east elevation shall be submitted to, and agreed in writing with, the planning authority. Notwithstanding the above, all windows at first floor level, on the south-eastern (with the exception of the high-level windows of the first floor hall) and north-western elevations, shall be glazed with obscure glass and opening sections shall be restricted to the top-hung pivot.

Reason: To prevent overlooking of adjoining residential property.

12. The flat roof sections of the proposed dwelling shall not be used as a balcony, platform or other means of enclosure.

Reason: In the interest of residential amenity.

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

Dated this day of 2017