



An
Bord
Pleanála

**Board Order
PL 61.249134**

Planning and Development Acts 2000 to 2017

Planning Authority: Galway City Council

Planning Register Reference Number: 17/152

Appeal by Yvonne O'Grady care of McCarthy Keville O'Sullivan of Block 1, G.F.S.C., Moneenageisha Road, Galway against the decision made on the 2nd day of August, 2017 by Galway City Council to refuse permission for the proposed development.

Proposed Development: (a) Part change of use of ground floor of domestic house to crèche/childcare facility, (b) the provision of ground floor gable wall windows and the associated elevation changes, (c) construction of 1.80 metres high railing/fence and gates in line with the front wall of the house, (d) signage and (e) all associated ancillary services and works at number 15 Bothar Stiofain, Western Distributor 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

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, including the amenities of residential property and would be in accordance with the provisions of the Galway City Development Plan 2017-2023 and 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.

