

Board Order ABP-301115-18

Planning and Development Acts 2000 to 2018 Planning Authority: Galway County Council Planning Register Reference Number: 17/352

Appeal by Bernadette Gannon of 10 Devon Park, Salthill, Galway against the decision made on the 9th day of February, 2018 by Galway City Council to grant subject to conditions a permission to Rebecca Mooney and Ruairi Cavanagh care of John Mooney and Company Limited of Lough Corrib House, Waterside, Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: 1. Demolition of existing single storey side extension and construction of new two-storey side extension. 2. Construction of a single storey porch to front of existing dwellinghouse. 3. Construction of a single storey extension to rear of existing dwellinghouse and all ancillary site works at 12 Devon Park, 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 Galway City Development Plan 2017-2023, it is considered that the proposed development, subject to compliance with the conditions set out below, would comply with the residential zoning objective for the area, as set out in the Galway City Development Plan 2017-2023, which is to provide for residential development and for associated support development which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods, and would not seriously injure the visual and residential amenities of adjacent properties or properties in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

 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.

 The proposed development shall be amended as follows: the proposed front porch extension shall be omitted. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

 The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

 The external finishes of the proposed extension (including roof tiles / slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. Water supply and drainage arrangements, including the attenuation and 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.

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

Dated this day of 2018.