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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 17/1305**

**Appeal** by M. O'Sullivan care of McCarthy Keville O'Sullivan Limited of Block 1, G.F.S.C., Moneenageisha Road, Galway against the decision made on the 23<sup>rd</sup> day of February, 2018 by Galway County Council to refuse a permission to the said M. O'Sullivan for the proposed development.

**Proposed Development:** Construction of three number two-storey houses (comprising two number three-bedroom and one number five-bedroom) including infrastructural sewer connection, vehicular access on waterfront and parking and associated site works at Pier Road, Freeport, Barna, 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 provisions of the current Development Plan of the area, the pattern of development and planning history, it is considered that the proposed development, subject to compliance with the conditions set out below, would be acceptable in terms of pedestrian and traffic safety and convenience, would be acceptable with regard to parking provision, would not seriously injure the visual and residential amenities of the area and would not adversely affect the character and integrity of the Pier Road Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the development, by reason of its scale and massing, its contemporary design which is a counterpoint to the historic terraced houses on the opposite side of the road, and its siting as a termination to the streetscape opening towards the pier and the sea, would not seriously injure the visual amenity, character and integrity of the Architectural Conservation 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 on the 12<sup>th</sup> day of February, 2018, except as may otherwise be required in order to comply with the following condition. 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 development shall be in accordance with Condition Numbers 2 to 15 attached to the grant of permission under An Bord Pleanála reference number PL 07.242850, except as amended to conform with the plans and particulars lodged with the application. (The development subject of the application shall not be implemented separately from the permitted development under An Bord Pleanála reference number PL 07.242850).

**Reason:** In the interest of clarity and to ensure the completion of the development of the site in its entirety.

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

**Dated this            day of            2018.**