



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 18/658

Appeal by Prior Park Ireland Assets Limited of 2 Friars Lough, Leighlinbridge, County Carlow against the decision made on the 12th day of July, 2018 by Galway County Council to grant subject to conditions a permission to Baswal Limited care of Simon J. Kelly Architects of 21 Middle Street, Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: (i) Alterations to the layout of the previously approved ground floor extension under planning register reference number 17/93 to include an additional bedroom in place of kitchen store/pantry, (ii) alterations to the layouts on first and second floor of the previously approved three storey extension under planning register reference number 17/93 to include two number bedrooms in place of stair core, (iii) a two storey extension to include four number bedrooms and fire escape stairs over previously approved single storey extension (planning register reference number 17/93), (iv) conversion of existing laundry room to bedroom at first floor level, (v) omission of previously approved glazed doors and private terrace gardens to ground floor bedrooms, (vi) omission of previously approved first floor extension at the 'Pavilion' building and (vii) all associated landscaping/site works and ancillary services at the existing Glenlo Abbey

Hotel (Protected Structures numbers 3441 and 3952), Kentfield, 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 existing permitted development, to the limited extent of the proposed development and to the scale, design and form of the proposed alterations and extensions, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area, would not materially affect the fabric and integrity of possible archaeological material or the integrity, character and setting of protected structures, would be acceptable in terms of traffic safety and convenience and 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, as amended by the further plans and particulars submitted on the 18th day of May, 2018, 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 development shall be carried out in accordance with the conditions attached to the grant of permission under planning register reference number 17/93 (An Bord Pleanála appeal reference number 07.248915), except as amended by the plans and particulars lodged in connection with this application.

Reason: To ensure consistency with the development as previously permitted.

3. The external finishes shall match those of the existing extensions in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

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

Dated this day of 2019.