



Planning and Development Acts 2000 to 2018

Planning Authority: Galway City Council

Planning Register Reference Number: 18/22

Appeal by Owen MacCárthaigh of 33 Father Burke Road, Claddagh, Galway against the decision made on the 24th day of August, 2018 by Galway City Council to grant subject to conditions a permission to Stephen Curran care of David Courtney and Associates of Cahertymore, Athenry, County Galway in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission to (1) demolish existing rear extension, (2) construct a new rear extension, (3) to construct a new front extension, (4) the provision of a new vehicular entrance and on-site parking, all at 32 Father Burke 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

Having regard to pattern of development in the vicinity, the nature, form and design of the proposed development, the residential conservation zoning on the site and compliance with the provisions of the Galway City Development Plan 2017-2023, in particular Section 11.3.1 (I) in relation to residential extensions, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenity of the adjoining dwellings or surrounding area. 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, as amended by the further plans and particulars submitted to the planning authority on the 27th day of June, 2018 and by the further plans and particulars received by An Bord Pleanála on the 17th day of September 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 existing dwelling and proposed extension shall be jointly occupied as a single residential unit and no additional subdivision, conversion or change of use shall take place without a further grant of permission.

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

3. The proposed development shall be amended as follows:-
 - (a) internal rooms and sizes shall be reconfigured to include a reduction in bedrooms to comply with the minimum standards required in “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in 2018.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

4. 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.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 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.

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

Dated this day of 2018.