



An
Bord
Pleanála

Board Order
ABP-305377-19

Planning and Development Acts 2000 to 2019

Planning Authority: Galway City Council

Planning Register Reference Number: 19/186

Appeal by Martin J. Fahy of Rosshill Road, Roscam, Galway against the decision made on the 15th day of August, 2019 by Galway City Council to grant subject to conditions a permission to Proofridge Limited care of FDG Engineering and Design of Cloonbeg, Gort, County Galway in accordance with plans and particulars lodged with the said Council:

Proposed Development: Change of house type to the residential dwelling on site number 1, previously granted planning permission under planning register reference numbers 10/212 and 16/109, provision of associated garden shed/garage store, and all associated site works and services, all at Rosshill Road, Roscam, 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 zoning objective of the site, the planning history of the site, the design, layout and scale of the proposed development and the pattern of development in the area, 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 or the residential amenities of property in the vicinity and would be acceptable in terms of pedestrian and traffic safety, and convenience. 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 except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The development shall comply with the relevant conditions attached to the permission granted under planning register reference numbers 10/212, 16/109 and 18/232 (An Bord Pleanála reference number ABP-302635-18), except as amended in order to comply with the conditions attached to this permission.

Reason: in the interest of clarity.

3. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Classes 1, 3 and 5 of Part 1 of Schedule 2 to those Regulations shall take place within the curtilage of the house without a prior grant of planning permission.

Reason: In the interest of orderly development, and to allow the planning authority to assess the impact of any such development on the amenities of the area through the statutory planning process.

Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020.