



Planning and Development Acts 2000 to 2019

Planning Authority: Galway City Council

Planning Register Reference Number: 19/291

Appeal by Martin J Fahy of Rosshill Road, Roscam, Galway against the decision made on the 16th day of December, 2019 by Galway City Council to grant subject to conditions a permission to Colm Hickey of 38 Seagrove, Renmore, Galway in accordance with plans and particulars lodged with the said Council:

Proposed Development: Change of house type 'B', the residential dwelling at site 2, previously granted planning permission under planning register reference numbers 10/212 and 16/109, associated garden store, and all associated site works and services at Ros Odhráin, 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 area, the design, layout and scale of the proposed development and the general pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. 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. 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. Apart from any departures specifically authorised by this permission, the development, including site boundary treatments, shall comply with the terms and conditions of the planning permissions granted under planning register reference numbers 10/212 and 16/109, and any agreements entered into thereunder.

Reason: in the interest of clarity.

3. (a) Prior to commencement of development, details of external stone finish and hardwood sheeting shall be submitted to, and agreed in writing with, the planning authority.

(b) The roof(s) shall be blue/black in colour.

Reason: in the interest of visual amenity.

4. Water supply and drainage arrangements, including 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. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health.

Dave Walsh

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

Dated this day of 2020