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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 19/312**

**Appeal** by Irene Hayden of 67 Dalysfort Road, Salthill, Galway against the decision made on the 10<sup>th</sup> day of March, 2020 by Galway City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Planning permission for the development which will consist of the demolition of existing flat roof single storey garage to side of house which abuts another building in separate ownership as part of a terrace of buildings and construction of two- storey flat roof extension in its location with external rear access created, demolition of standalone chimney stack and construction of a single storey flat roof extension to rear of property. The development will also consist of provision for a new dormer window at roof level to rear of property, a shed to rear of property, ancillary services and site works including a widening access entrance, all at 67 Dalysfort Road, Salthill, Galway as amended by the revised public notice received by the planning authority on the 13<sup>th</sup> day of February, 2020 providing for further information.

## **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 for the area, the policies and objectives of the Galway City Development Plan 2017-2023, in particular Policy 2.6 *Established Suburbs* Section and Section 11.3 *Residential Development*, the design and layout 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 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, as amended by

the further plans and particulars submitted to the planning authority on the 30<sup>th</sup> January 2020, 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 out in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The public footpath at the entrance to both sites shall be appropriately dished to the satisfaction of the planning authority.

**Reason:** In the interest of proper planning and sustainable development.

3. The developer shall ensure that the site is appropriately maintained and the public road and footpath remain free of any dirt and debris during the construction phase of development.

**Reason:** In the interest of proper planning and sustainable development.

4. Details, including samples, of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

5. 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.

6. Site development and building works shall be carried out only between the hours of 0800 to 1800 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:** To protect the residential amenities of property in the vicinity of the site.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020.**