



---

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 19/235**

**Appeal** by Mel and Gerardine Gannon of 6 San Antonio Terrace, Salthill, Galway against the decision made on the 27<sup>th</sup> day of February, 2020 by Galway City Council to grant subject to conditions a permission to Laura Barry care of Gavin Doheny Architecture of Derryleigh, Newport, County Tipperary in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** (a) Demolition of existing single storey detached domestic shed structure measuring 19 square metres, (b) construction of a new single storey detached domestic shed structure measuring 41 square metres and (c) all associated site services and ancillary works at Windermere, 17 Dalysfort Road, Salthill, 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 design, layout, nature and scale of the proposed development, it is considered that the proposed development would not seriously injure the visual amenities of the area or the residential amenities 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 on the 16<sup>th</sup> day December, 2019 and on the 6<sup>th</sup> day of February, 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 in accordance with the agreed particulars.

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

2. The permitted location of the proposed shed shall be in accordance with Option B as set out on drawing number A2-50 Rev No. CFI, dated the 28<sup>th</sup> day of January, 2020, received by the planning authority on the 6<sup>th</sup> day of February, 2020.

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

3. The proposed garden building shall be used solely for purposes ancillary to the residential use of the main dwelling on the site. The garden building shall not be used as sleeping accommodation or for any commercial purpose and shall not be let or sold independently of the main dwelling.

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

4. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of residential and visual amenity.

---

**Michelle Fagan**

**Member of An Bord Pleanála**

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

**Dated this            day of            2020.**