

An
Bord
Pleanála

Board Order
ABP-310681-21

Planning and Development Acts 2000 to 2020

Planning Authority: Galway City Council

Planning Register Reference Number: 20/228.

Appeal by Claire Keegan care of Joe Bonner of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 31st day of May, 2021 by Galway City Council to grant subject to conditions a permission to Clodagh Higgins care of Sean Maloney and Associates Limited of Unit 46, N17 Business Park, Galway Road, Tuam, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of an extension to the existing dwellinghouse, convert the existing attic storage space to living quarters and install a ridge roof glazing and a velux window, and all ancillary site works, all at 115 Upper Salthill. Galway City, County Galway as amended by the revised public notice received by the planning authority on the 9th day of March, 2021.

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 architectural character and form of the existing dwelling, the site size and configuration, and the footprint, scale, form, height and design of the proposed extension and nature of use for the proposed attic conversion, 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 the adjoining properties by reason of overdevelopment, visual obtrusiveness and overlooking and 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 10th day of February, 2021, the 9th day of March, 2021 and the 4th day of May, 2021 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 materials, colours and textures of all the external finishes to the proposed development shall match that of the existing dwelling in respect of colour and texture, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. 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.

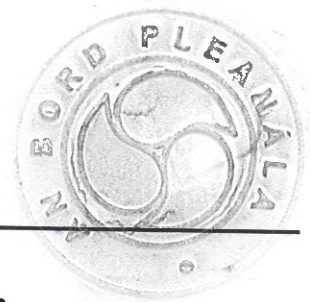
Reason: In order to safeguard the amenities of property in the vicinity.

4. Surface water drainage from the proposed development shall discharge to a suitably designed soakaway. Design details of the proposed soakaway system will be agreed in writing with the planning authority prior to the commencement of development. An alternative solution incorporating discharge attenuation or other appropriate sustainable drainage system measures can be developed and agreed with the planning authority in the event that discharge to ground is rendered inappropriate due to ground conditions.

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


Stephen Bohan

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



Dated this 22nd day of November 2021.