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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 21/123**

**Appeal** by Anne Carey and William Greene care of R.G. Greene and Associates of 33 Kilkerrin Park, Liosban, Galway against the decision made on the 16<sup>th</sup> day of June, 2021 by Galway City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Extension and renovation of existing and end-of-terrace dwelling, including associated site works at 22 O' Conaire Road, Shantalla, Galway.

**Decision**

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reasons therefor.

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## Reasons and Considerations

Having regard to the zoning objective for the area as set out in the Galway City Development Plan 2017-2023, the established pattern of development in the area and the nature, scale and design of the proposed ground floor front elevation, it is considered that the proposed development would not seriously injure the established character or visual amenities of the parent dwelling or of properties in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 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.



**Dave Walsh**

**Member of An Bord Pleanála**

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



Dated this *23<sup>rd</sup>* day of *December* 2021.