



An
Bord
Pleanála

Board Order
ABP 313349-22

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/60033

Appeal by Rachel Condon care of Padraic Hession and Associates Limited of Unit 6, Galway Technology Park, Parkmore, Galway against the decision made on the 21st day of March, 2022 by Galway County Council to refuse permission for the proposed development.

Proposed Development: Retain a change of use of a previously permitted domestic garage to a Granny flat and all associated site works at Knocknagreana, Moycullen, County 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.

Reasons and Considerations

Having regard to the prevailing pattern and character of existing development in the vicinity and to the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the retention of the development as proposed would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would not be prejudicial to public health. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development hereby permitted shall be restricted to that as described in the public notices.

Reason: In the interest of clarity.

3. The proposed granny flat shall be used solely for that purpose and shall revert to use as part of the main dwelling on the cessation of such use. The granny flat shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To protect the amenities of property in the vicinity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services. The granny flat shall be connected to the on-site waste water treatment system on the site.

Reason: In the interest of public health.



A handwritten signature in blue ink, appearing to read 'Tom Rabbette', is written over a circular embossed seal. The seal contains the text 'AN BORD PLEANÁLA' around its perimeter and a stylized logo in the center.

Tom Rabbette

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

Dated this 22nd day of Sept. 2023