

An  
Bord  
Pleanála

Board Order  
ABP-313795-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 22/70**

**Appeal** by Tamás Németh of 15 Canal Road Lower, Galway City, County Galway against the decision made on the 18<sup>th</sup> day of May, 2022 by Galway City Council to grant subject to conditions a permission to Jakki Rocca care of Juan Sotoparra of Unit 2 Cearnog Nua, Moycullen, County Galway in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Demolition of rear granny flat at the rear of existing house and construction of a two-storey extension comprising a bedroom ensuite at top level and kitchen and living areas at ground level with all necessary alterations to elevations, roof and grounds at Number 16 Lower Canal Road, Galway City.

## **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 relevant provisions of the Galway City Development Plan 2017-2023 including the zoning of the site for residential development, to the established pattern and character of development in the area and to the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of residential development in the area and would constitute an appropriate form of extension development at this existing dwelling. 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, 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 developer shall submit to, and agree in writing with, the planning authority details of all the materials, textures and colours for the external facades including fenestration and shall implement the agreed works within six months of the date of this order.

**Reason:** In the interest of residential amenities.

3. Water supply and drainage arrangements, including the attenuation and 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.

4. The developer shall enter into water supply and wastewater connection agreements with Irish Water, prior to commencement of development.

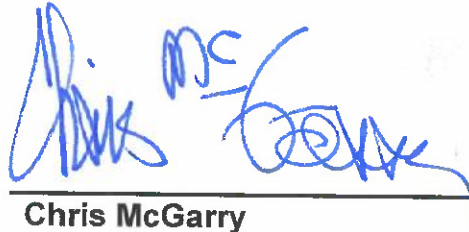
**Reason:** In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0800 to 1800 hours Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Any 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 residential amenities of property in the vicinity.

6. A suitably qualified engineer shall be appointed during the construction phase to ensure that the fabric of boundary walls/party walls are protected during the construction of the proposed development.

**Reason:** In the interest of orderly development.

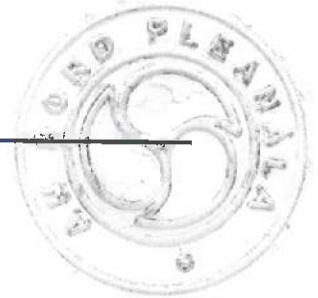


**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**



Dated this 17<sup>th</sup> day of October 2022