



An
Bord
Pleanála

Board Order ABP-314453-22

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 21/2101

Appeal by Antoinette Carrick care of Dolan and Associates Limited of Teach Mhuire, Church Street, Creagh, Ballinasloe, County Galway against the decision made on the 3rd day of August, 2022 by Galway County Council to grant subject to conditions a permission to Ronnie Ward care of Mark Fahy and Associates of Quarry Road, Menlo, Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: (a) Retain changes to the dwellinghouse granted under planning register reference number 11/9019, (b) Complete the construction of the said house, and (c) retain and complete a revised site layout to that permitted under planning register reference number 11/9019 referred to above all at number 1 Sarsfield Crescent Estate, Sarsfield Road, Ballinasloe, 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 provisions of the Galway County Development Plan 2022-2028, the Ballinasloe Local Area Plan 2022-2028 and to the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity, would not have a significant impact on European sites in the vicinity, and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 2nd day of June, 2022, 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 within three months from the date of this Order and the development shall be retained, carried out 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. 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.

Reason: In the interest of public health.

4. The developer shall enter into a water and waste water connection agreement with Uisce Éireann (formerly Irish Water).

Reason: In the interest of public health.

5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

6. The external finishes of the dwelling shall comprise slate/tile of blue/black colour for the roof and neutral coloured render/or red brick for the external walls, unless otherwise agreed in writing with the planning authority prior to recommencement of development.

Reason: In the interest of visual amenity.

7. Site development and building works shall be carried out only between the hours of 0700 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 residential amenities of property in the vicinity.



M. Henchy

Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *15th* day of *November* 2023