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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

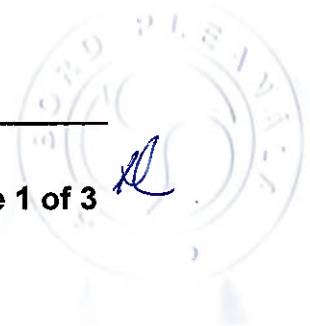
**Planning Register Reference Number: 22/926**

**Appeal** by Evin Power of 'Badtoro', Tooreeny, Moycullen, County Galway against the decision made on the 21<sup>st</sup> day of September, 2022 by Galway County Council to refuse permission.

**Proposed Development:** Amendments to an existing dwelling as follows: a conservatory either side of the existing front door (totalling 10.2 square metres), extension of the first floor within the existing building footprint to provide an additional 18.6 square metres and provision of an attic office and children's playroom (totalling 25 square metres), all at 'Badtoro', Tooreeny, Moycullen, County Galway, as amended on appeal to omit the attic accommodation.

**Decision**

**GRANT** permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.



## Reasons and Considerations

Having regard to the Galway County Development Plan 2022-2028 and the pattern of development on the site and its vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

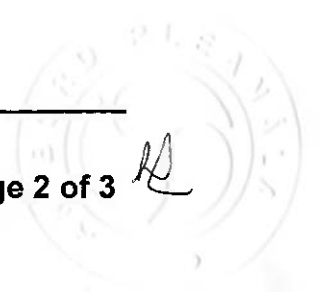
## Conditions

1. The proposed 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 received by An Bord Pleanála on the 12<sup>th</sup> day of October, 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 prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.



2. Details of the materials, colours, and textures of all the external finishes to the proposed development 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 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

**Mick Long**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this

*6<sup>th</sup>* day of *November*

2023.