

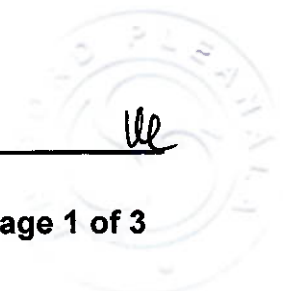
Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/60322

APPEAL by Marcus McDonnell care of Hanley Taite Design Partnership of Virginia Shopping Centre, Virginia, County Cavan against the decision made on the 30th day of November, 2022 by Galway County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Restore and extend existing semi-ruinous farm cottage for habitable use further to previous grant of permission (planning register reference number 21/334 and An Bord Pleanála ABP-310364-21). The works will involve: Forming a single storey split level extension to the northern side of the cottage. Works will also include the following previously approved elements: Minor external alterations to elevations of existing cottage, including replacement of roof, internal refurbishment to cottage, installation of new proprietary sewage treatment system with filter area as well as all associated site works, all at Keerhaun South, County Galway.



Decision

Having regard to the nature of the conditions 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, as amended, to AMEND condition numbers 1 and 3 so that they shall be as follows for the reasons set out.

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 the planning authority on the 4th day of May, 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.

3. (a) The proposed materials and finishes shall be as indicated on the plans and particulars received by the planning authority on the 7th day of April, 2022 and the 4th day of May, 2022, unless otherwise agreed in writing with the planning authority.
- (b) The proposed windows shall be of powder coated aluminium or timber framed or non-white uPVC, unless otherwise agreed in writing with the planning authority.

- (c) The external door shall be of timber construction unless otherwise agreed in writing with the planning authority prior to commencement of development.
- (d) The colour of the soffit/fascia and rainwater goods shall be dark in colour.

Reason: In the interest of visual amenity.

Reasons and Considerations

Having regard to the design and scale of the proposed extension to a derelict dwelling, and Objective RH 7 (Renovation of Existing Derelict Dwelling) of the Galway County Development Plan 2022-2028, it is considered that the proposed extension fully meets all the requirements with respect to the renovation, restoration and modification of an existing derelict dwelling in this area designated as a special coastal landscape, would provide an acceptable level of residential amenity, and would be in accordance with the proper planning and sustainable development of the area.



Una Crosse

Member of An Bord Pleanála

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

Dated this 9th day of November 2023.