



An
Bord
Pleanála

Board Order ABP-319572-24

Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Planning Register Reference Number: 24/60034

Appeal by Alan Brogan of 186 Upper Salthill, Salthill, Galway against the decision made on the 28th day of March, 2024 by Galway City Council to refuse permission for the proposed development.

Proposed Development: Retention of the increased height of outbuilding previously granted under planning permission 21/74 at 186 Upper Salthill, Salthill, 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 established pattern of development in the area, the scale of existing buildings and the location of the outbuilding to be retained within a cluster of existing buildings within the site, it is considered that, subject to compliance with the conditions set out below, the modest increase in height associated with the structure for which the retention of the development as proposed relates, would not impact on the residential or the visual amenities of the area or depreciate the value of property in the vicinity and 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 completed in accordance with agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and texture of the outbuilding which is the subject of the retention permission shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of visual amenity.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. The developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.



Paul Caprani

Member of An Bord Pleanála

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

Dated this 15th **day of** October **2024**