



An  
Bord  
Pleanála

## Board Order ABP-319590-24

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### Planning and Development Acts 2000 to 2022

**Planning Authority:** Galway City Council

**Planning Register Reference Number:** 24/60037

**Appeal** by Bernard and Liz Collins care of NJ Kearns and Company Limited of Unit 6, Dun Eibhir, Na Farbacha, County Galway against the decision made on the 28<sup>th</sup> day of March, 2024 by Galway City Council to grant subject to conditions a permission to Karen and Jamie Kearns care of Conor Slack of 48 Dalysfort Road, Salthill, Galway in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of existing ground floor apartment to the side and construction of new two-storey extension to the side of existing dwelling with alterations to existing elevations, new garden wall and associated site works, all at 66 Westbrook, Ballymoneen Road, Knocknacarra, 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 information submitted with the planning application and the appeal, and 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 be in accordance with the zoning objective for the site and the policies with respect to residential extensions, as set out in the Galway City Development Plan 2023-2029, 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, 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. This permission does not include for a new garden wall, as described in the development description, and in this respect party boundaries shall remain as is, unless otherwise altered by way of a new planning application or by way of works which are exempt from planning permission under Class 5 of Part 1 of the Second Schedule of the Planning and Development Regulations 2001, as amended.

**Reason:** To define the scope of the permission.

3. The windows serving the proposed first-floor bedrooms on the north-west elevation shall be omitted and the proposed first-floor toilet window shall be top hung, restricted and of opaque glass.

**Reason:** In the interest of the protection of the residential amenities of adjacent properties.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

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

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 and 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:** To safeguard the residential amenities of adjoining property in the vicinity.



  
Declan Moore

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 3<sup>rd</sup> day of APRIL 2025.