

An  
Bord  
Pleanála

## Board Order ABP-319782-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 23/60190**

**Appeal** by Maria Tarpey care of John M. Gallagher of 1 Oldfield, Kingston, Galway against the decision made on the 10<sup>th</sup> day of May, 2024 by Galway City Council to grant subject to conditions a permission to Yvonne and Ger Hackett care of Tribe Architects Limited of 48 Dalysfort Road, Salthill, County Galway in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of existing ground floor utility room and construction of new two-storey extensions to the side and rear of existing dwelling with alterations to existing elevations and associated site works, all at 32 Windfield Gardens, Clybaun 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 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 18<sup>th</sup> day of April, 2024, 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. Access to the roof of the ground floor kitchen extension is not hereby permitted save for the purpose of maintenance.

**Reason:** In the interest of residential amenities.

3. 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.

4. Site development and building works shall be carried out only between the hours of 0700 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.

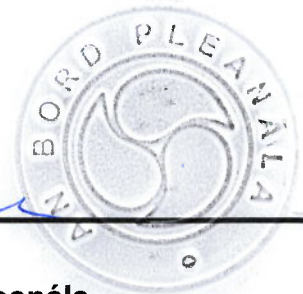
**Reason:** To safeguard the residential amenities of adjoining property in the vicinity.

5. The attic shall be for domestic storage purposes only.

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

  
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Marie O'Connor

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



Dated this 28 day of March 2025.