



An  
Bord  
Pleanála

**Board Order**  
**ABP-320612-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 23/235**

**Appeal** by MJ Crowe of Crowe's Bar, Bohermore, Galway and by Kenneth McDonagh of 29 Forster Court, Galway against the decision made on the 26<sup>th</sup> day of July, 2024 by Galway City Council to grant subject to conditions a permission to the said Kenneth McDonagh in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention permission for minor elevation alterations including one number additional rear facing roof window at 28 Forster Court, 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 amendments to the development of the external façade of the existing dwelling to be retained, it is considered the amendments comply with the provisions of the Galway City Development Plan 2023-2029. It is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with the surrounding area, would not be visually detrimental to the area, would not impact negatively upon the current levels of residential amenity enjoyed at this location and would, therefore, be in keeping with the proper and sustainable development of the area.

## Conditions

1. The development to the external façade of the existing dwelling shall be retained, 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 2<sup>nd</sup> day of July, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

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

2. For the avoidance of doubt, the applicant shall submit revised floor plans and drawings to the planning authority within three months of the date of this Order showing the following amendments to the external façade of the existing dwelling as per drawing 73.08.04A dated the 3<sup>rd</sup> day of December 2008 under planning application Reference Number 08/709:
- (i) One number additional roof light along the rear elevation.
  - (ii) One number window at ground floor level along the rear elevation.
  - (iii) One number window at ground floor level along the southern elevation.
  - (iv) One number window at ground floor level along the northern elevation.
  - (v) A new side entrance door along the northern elevation.

**Reason:** In the interest of orderly development and to clarify the plans and particulars for which retention permission is granted.

3. The property shall be used as a single dwelling unit only.

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



**Mick Long**

**Member of An Bord Pleanála**

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

**Dated this**



**day of**



**2025**