

An
Bord
Pleanála

Board Order ABP-320681-24

Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Planning Register Reference Number: 24/60116

Appeal by Tony Faherty care of O'Donnellan and Company Architects of Ballard East, Barna, County Galway against the decision made on the 12th day of August, 2024 by Galway City Council to grant subject to conditions a permission to Fidelma and Colette Duggan care of Ó'Tuairisg Associates Limited of Unit 10, Fiontarlann, Westside, Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of a dwellinghouse, including all associated services, on revised site boundaries at 66 College Road, Galway.

Decision

GRANT permission for the above 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

It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the provisions of the Galway City Development Plan 2023-2029, would not be out of character with the surrounding area, would not be visually detrimental to the area, would not seriously injure residential amenity at this location, and would, therefore, be in accordance with the proper and sustainable development of the area.

Conditions

1. The development shall be retained 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 18th 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 within three months from the date of this order and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

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

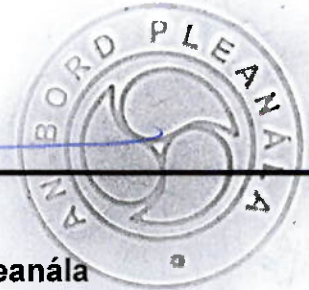
Reason: To prevent excessive building density and to protect the residential amenities of the area.



Paul Caprani

Member of An Bord Pleanála

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



Dated this 11th day of February 2025.