

An
Bord
Pleanála

Board Order
ABP-320976-24

Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Planning Register Reference Number: 23/60094

Appeal by Deirdre MacSweeney of 62 Rockbarton Park, Salthill, Galway against the decision made on the 9th day of September, 2024 by Galway City Council to grant subject to conditions a permission to Michelle and Eoin Ryan care of Murphy Heffernan Limited of Barna Village, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: (a) Partial demolition of the existing dwelling elevations, (b) ground floor extension of 50.91 square metres to the south / east and north / west elevation, (c) first floor extension of 31.08 square metres to the north / east and west elevation, (d) proposed shed 21.0 square metres to rear of dwelling, (e) proposed bike store 5.81 square metres to front of dwelling and all associated site works at 64 Rockbarton Park, Salthill, County Galway as revised by the further public notices received by the planning authority on the 28th day of June, 2024 and the 16th day of August, 2024.

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 zoning of the subject site "to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods" (Zoning Objective R) in the Galway City Development Plan 2023-2029, general compliance with the relevant development management standards as set out in the development plan, and the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not significantly detract from the residential or visual amenities of the area, would be acceptable in terms of traffic and pedestrian safety, 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 further plans and particulars received by the planning authority on the 5th day of June 2024, and as further amended by plans and particulars received by the planning authority on the 8th day of August 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity

2. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

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

Reason: In the interests of public health



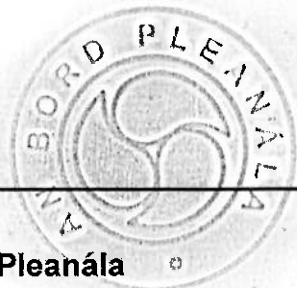
4. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenities of property in the vicinity.



Liam McGree

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



Dated this 6th day of FEBRUARY 2025