



An  
Bord  
Pleanála

## Board Order ABP-321076-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 24/235**

**Appeal** by Una and Noel Gillespie of 68 Bun Na Coille, Moycullen, County Galway against the decision made on the 27<sup>th</sup> day of September, 2024 by Galway County Council to grant subject to conditions a permission to Solemia Limited care of D. Fallon Consulting Engineers of Office 25, Calbro Court, Tuam Road, Galway in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of change of floor levels to dwelling units 45 and 46 approved under planning register reference numbers 06/5813 and 21/2071 at Bun na Coille Estate, Kylebroughland, Moycullen, County 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.

**An amendment to this  
Board Order has been made**

**Dated** 25/03/2025

**Signed: Secretary**

*Ellen W. [Signature]*

## Reasons and Considerations

It is considered that, subject to compliance with the conditions set out below, the retention of change of floor levels of the two dwelling units would not have a significant negative impact on the amenity of neighbouring properties, would not seriously injure the amenities of the area or the residential amenities of properties in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

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

2. This permission is for the retention of changes to finished floor levels (FFL) for units 45 and 46 as indicated in the public notices. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (planning register reference numbers 06/5813 and 21/2071). This permission shall expire on the same date as the parent permission.

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

**An amendment to this  
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**Dated** 25/03/2025

**Signed: Secretary** 

3. (a) All surface water generated by the development shall be disposed of within the site and shall not be discharged onto the road or the adjoining property.
- (b) Only clean uncontaminated storm water shall be discharged to the soakaway system or surface water.

**Reason:** In the interest of road safety and proper planning and sustainable development.

4. (a) Boundary treatment and landscaping shall be as per the plans and particulars received by the planning authority on the 7<sup>th</sup> day of August, 2024.
- (b) Planting shall comprise of native tree/plant species only.
- (c) All boundary treatments facing public areas shall be constructed using natural limestone only.

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

*Mary Gurrie*

**Mary Gurrie**

**Member of An Bord Pleanála**

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

Dated this *27* day of *February* 2025.

**An amendment to this  
Board Order has been made**

**Dated** *25/03/2025*

**Signed: Secretary** *Eileen W. [Signature]*