

An
Bord
Pleanála

Board Order ABP-321102-24

Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Planning Register Reference Number: 24/60265

Appeal by Breda Fox of 45 Renmore Park, Renmore, Galway against the decision made on the 3rd day of October, 2024 by Galway City Council to grant subject to conditions a permission to Stephen Hutchinson care of Robert Nanasi, Carramore, Menlough, Ballinasloe, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing single storey extension and to build a two-storey and single storey extension to the side and rear of existing dwellinghouse, all at 46 Renmore Park, Renmore, 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 proposed 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 An Bord Pleanála on the 13th day of November, 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. All external elevation finishes shall match those of the existing dwelling, unless otherwise agreed in writing with the planning authority prior to commencement of development.

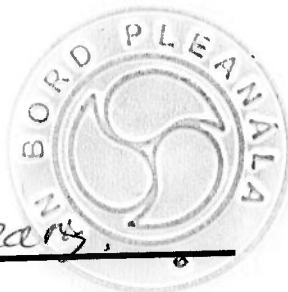
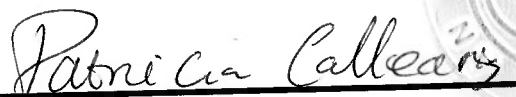
Reason: In the interest of visual amenity.

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 1800 Mondays to Fridays, inclusive, between 0800 to 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: In order to safeguard the residential amenities of property in the vicinity.



Patricia Calleary

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

Dated this 31 day of March 2025.