



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322248-25

---

**Planning and Development Act 2000, as amended**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 2560037.**

**Appeal** by Mark and Suzanne Butler care of SOTOPARRA Architecture and Design Limited of number 2 Gort Na Bro, Millers Lane, Galway against the decision made on the 24<sup>th</sup> day of March 2025, by Galway City Council to refuse permission for the proposed development.

**Proposed Development:** To demolish the existing derelict house and subdivide the site to construct two semi-detached two-storey houses with all associated site works at number 13 Pollnarooma West, Salthill, 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 location of the proposed development within the existing built up area of Salthill on residentially zoned and serviced lands; the provisions of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024), specifically Table 3.2 - Areas and Density Ranges - Limerick, Galway and Waterford City Suburbs; and Policy 3.4 of the Galway City Development Plan 2023-2029 regarding Sustainable Neighbourhoods: Outer Suburbs; the established pattern of residential development in the area; the condition of the existing dwelling on site, and the relatively modest 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 consistent with the Core Strategy of the current development plan, would be an acceptable design and density at this location and would provide an acceptable level of residential amenity to future residents, would not be out of character in this area, would not contravene the underlying land use zoning objectives of the area and would not seriously injure the amenities of neighbouring properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area. The Commission made its decision consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended and with the Climate Action Plan 2024 and Climate Action Plan 2025.



## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 11<sup>th</sup> day of February 2025, 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 interest of clarity.

2. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the attenuation and disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** In the interest of public health and surface water management.

3. The developer shall enter into water and wastewater connection agreements with Uisce Éireann prior to the commencement of this development.

**Reason:** In the interest of public health.

4. 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 interests of visual and residential amenities.

5. The developer shall submit precise details of the ground levels and finished floor levels for the development within number 13A for the written agreement of the planning authority prior to the commencement of any works on site.

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

6. (a) The developer shall increase the area maintained in grass or landscaped in the front gardens. Precise details showing the revised landscaping to the front of the development and all boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) The remained of the subject site shall be landscaped as per the details submitted on the Proposed Landscape Plan, drawing number: 4506-3, as submitted to the planning authority on the 11<sup>th</sup> day of February 2025. The Plan shall be implemented within the first planting season following substantial completion of external construction works.

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

7. Proposals for a numbering scheme shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and numbers shall be provided in accordance with the agreed scheme.

**Reason:** In the interests of amenity and of the proper planning and sustainable development of the area.



8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

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

9. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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.

10. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and amenity.

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.



*Mary Gurrie*

Mary Gurrie

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 12 day of August 2025.