

An
Coimisiún
Pleanála

Commission Order
ABP-322412-25

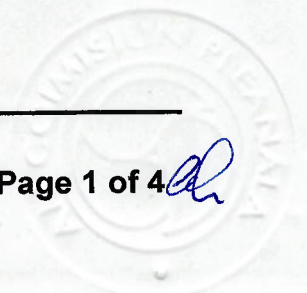
Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 25/60049

Appeal by Elizabeth and Clodagh Connolly of 16 Seacrest, Barna Road, Galway and by Emer Kearns care of N.J. Kearns and Company Architects of Dun Eibhear, Furbo, County Galway against the decision made on the 3rd day of April, 2025 by Galway City Council to grant permission, subject to conditions, to Richard and Edwinna Hartmann care of Tom O'Toole Archeo of Mulroog East, Ballinderreen, Kilcolgan, County Galway for the proposed development.

Proposed Development: (1) Permission sought to remove existing first floor rear decking area and construct new two storey extension to rear of existing dwellinghouse, (2) minor extension to existing first floor front balcony area, (3) minor alterations to ground floor side elevations to include for new relocated windows, (4) two number proposed velux windows in existing roof and (5) all associated site works and services at Valhalla, Barna Road, Galway.



Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the existing pattern of development in the area and the location of the existing house within the 'existing built up area' along the Barna Road within the western suburbs of Galway City on residentially zoned and serviced lands, it is considered that, subject to compliance with the conditions set out below, the proposed extensions and alterations would integrate appropriately in terms of scale, height, mass and external finishes with the existing dwelling on site, would not be out of character in this area, would comply with the underlying residential land use zoning objective for the site and with Section 11.3.1(I) within the Galway City Development Plan 2023-29 in relation to residential extensions and would not adversely impact the amenities of neighbouring residential properties within the area. The proposed development 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, 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 roof area of the proposed extension shall only be accessed for maintenance purposes and shall not be accessed as part of the dwelling use.

Reason: To restrict the use of the extension in the interest of residential amenity.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. (a) Site development and building works shall be carried out only between the hours of 0700 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 will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.
- (b) Noise levels during construction shall not exceed 65 dB (A), Leq 30 minutes and the peak noise shall not exceed 75dB (A), when measured at any point off site.

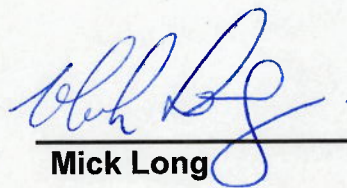
Reason: In order to safeguard the amenities of property in the vicinity.

5. The external finishes of the proposed extension shall be in accordance with the details as submitted to the planning authority on the 20th day of February, 2025.

Reason: In the interest of visual amenity.

6. The existing mature trees and planting along the boundaries of the subject site shall be maintained. In the event that any of the existing trees/planting are damaged, they shall be replaced with a similar species and maturity of tree/planting within the first planting season following completion of the works.

Reason: In the interest of residential amenity.



Mick Long

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

Dated this *1st* day of *September* 2025.

