



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322619-25

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

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 2560268**

**APPEAL** by Michael and Liam Griffin of Ros Roe Island (An Ros), Carraroe, County Galway against the decision made on the 30<sup>th</sup> day of April 2025, by Galway County Council to grant permission, subject to conditions, to Sean and Stephanie Flaherty care of Eamon Gavin of Dooghty Road, Cornamona, County Galway for the proposed development.

**Proposed Development:** Retention of changes made to dwelling that differ from the design as granted under planning reference number 20/514. Design changes to be retained include the addition of an attic conversion with rooflights and new double doors to the south gable. Gross floor area of works: 136.10 square metres(H). Gross floor space of retention: 67.30 square metres (attic) at An Ros, Carraroe, County 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 Galway County Development Plan 2022-2028, the location within a rural area, to the nature and scale of the development proposed to be retained and its relationship with the surrounding area, it is considered that subject to compliance with the conditions set out below, the development proposed to be retained would be acceptable and would not seriously injure the rural, residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of design, public health and impact on the environment. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 14th day of March 2025.

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

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission register reference number 20/514.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.



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Mary Henchy

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

Dated this 17<sup>th</sup> day of September 2025.