



An
Coimisiún
Pleanála

Commission Order
PL-500348-GC-25

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 25/60289

Appeal by Mary O'Flaherty against the decision made on the 12th day of November 2025 by Galway City Council to grant subject to conditions a permission to Aiden Devaney in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of four number two-storey detached dwellinghouses and garden sheds with new entrance off An Phairc Mhor Road and all associated site works and services. Gross Floor Area of proposed works is 174.75 square metres (house number 1), 167.35 square metres (house number 2), 169.00 square metres (house number 3), 172.00 square metres (house number 4) and four by 15.00-square metres = 60.00 square metres (garden sheds), all at An Phairc Mhor, Parkmore Castlegar, 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 provisions of the Galway City Development Plan 2023-2029, including the Core Strategy, together with the R - Residential land use zoning of the lands as set out in Volume 1, the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the design, scale and layout of the proposed development, and the nature and pattern of existing development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for an appropriate form of residential development at this location, would not significantly impact on the residential amenity of the area, would provide for a good quality residential environment for future residents, 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, 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. Prior to commencement of development, the developer shall:
- (a) Submit and agree in writing with the planning authority, a construction method statement for all retaining and site boundary walls, including the provision of a retaining wall to the site's eastern boundary. The construction method statement shall also provide full details of all works required to refurbish the stone wall to the southern and western site boundaries.
 - (b) Submit written certification from a suitably qualified and indemnified professional having regard to (a) above that all boundary walls have been constructed and completed on site in accordance with the agreed method statement and to the requirements of the planning authority.

Reason: In order to ensure a satisfactory standard of development.

3. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of amenities, public health and safety and environmental protection.

4. Prior to commencement of development, the developer, or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), including a demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the

RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

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

5. The developer shall comply with the following requirements:
- (a) All works required to achieve the sight lines indicated on the plans and particulars lodged with the planning application shall be carried out on site prior to commencement of development in relation to the dwelling units.
 - (b) Prior to commencement of development, a complete set of elevational drawings of the single storey extension accommodating the kitchen/dining room of house number 4 shall be submitted for the written agreement of the planning authority.

Reason: In the interest of orderly development.

6. Details of the materials, colours and textures of all the external finishes to the proposed development, including natural stone finishes to boundary walls together with plaster finishes, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate standard of development.

7. The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass shall not be permitted.

Reason: In the interest of residential amenity.

8. All garden sheds shall be used for purposes ancillary to the enjoyment of the dwellinghouses and shall not be used for commercial purposes or for human habitation.

Reason: In the interest of residential amenity.

9. Prior to commencement of development, the developer shall enter into connection agreement(s) with Uisce Éireann to provide for service connections to the public water supply and wastewater collection networks. All works shall comply with Uisce Éireann's Connection and Developer Services Standard Details and Code of Practice.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

10. Drainage arrangements, including the attenuation and 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 surface water management.

11. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual and residential amenity.

12. (a) The access from the public road and internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths, and kerbs, shall comply with the detailed construction standards of the planning authority for such works and design standards as outlined in the Design Manual for Urban Roads and Streets (DMURS).
- (b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of all locations and materials to be used shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of amenity and of traffic and pedestrian safety.

13. All boundary treatments shall be implemented and constructed in accordance with plans submitted prior to the first occupation of the proposed development, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential amenity.

14. Proposals for an estate name in the Irish language, together with house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name of the proposed development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name.

Reason: In the interest of legibility and to ensure the use of locally appropriate placenames for new residential areas.

15. The developer shall comply with the following requirements:
- (a) The areas of public open space shown on the lodged plans shall be reserved for such use. These areas shall be levelled, soiled, seeded, and landscaped in accordance with the landscaping scheme received by the planning authority on the 18th day of September 2025. This work shall be completed before any of the dwellings are made available for occupation, unless otherwise agreed in writing with the planning authority and shall be maintained as public open space by the developer until taken in charge by the planning authority.
 - (b) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the proposed development, or until the development is taken in charge by the planning authority, whichever is the sooner, shall be replaced within the next planting

season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

16. The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking in Charge Standards. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.

Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.

17. 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 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.

18. Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion, and maintenance until taken in charge by the planning authority, of roads, sewers, watermains, drains, car parks, open spaces and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be agreed between the planning authority and the developer, or in default, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

19. 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.

Patricia Calleary

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this *06* day of *October* 2026