

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 25/60326

Appeal by Irene Elwood against the decision made on the 15th day of December, 2025 by Galway City Council in relation to an application for development comprising retention of revised front entrance, including removal of wall and grassed area and all associated site works, extension to rear of dwellinghouse, and storage shed to the rear of utility room, all at 8 Gort Greine, Ragoon, Galway (which decision was to grant subject to conditions permission for retention of extension to rear of dwellinghouse, and storage shed to the rear of utility room and to refuse permission for retention of revised front entrance, including removal of wall and grassed area and all associated site works).

Decision

GRANT permission for the above-mentioned development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature, scale and extent of the development proposed to be retained, the existing pattern of development in the wider area, and the provisions of the Galway City Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The following requirements shall be complied with:
 - (a) The development shall be retained in accordance with the Proposed Site Layout (reference number E049/02/ACP/01) as received by An Coimisiún Pleanála on the 15th day of January, 2026 and providing for the removal of the hard surfacing and the provision of areas of grass to the front and rear of the existing garage.

- (b) In addition, a 3.0-metre-wide linear grass strip shall be provided, extending from the grass area in front of the garage to the south-western boundary of the site with 9 Gort Greine, running adjacent with the north-western boundary wall of the property.
- (c) All works to achieve the foregoing shall be completed on site within six months of the date of this Order. Confirmation, including photographic evidence of completion, shall be submitted to the planning authority for written agreement on completion of the works.

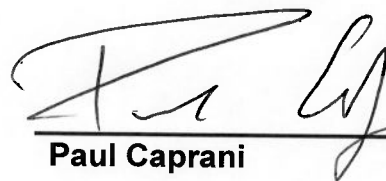
Reason: To assist the disposal of surface water.

3. The dwelling and extensions proposed to be retained shall be occupied as a single residential unit.

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

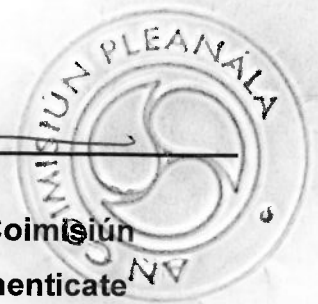
4. No surface water shall drain from the site onto the public road or to third-party properties.

Reason: In the interest of orderly development.



Paul Caprani

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



Dated this 1st day of May 2026.