



An
Coimisiún
Pleanála

**Commission Order
PL-500700-GY-26**

Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: 25/77

Appeal by Sli an Chlairin Management CLG (Owners Management Company) against the decision made on the 6th day of January, 2026 by Galway County Council to grant, subject to conditions, a permission to Sean Lyons in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a two-bedroom detached dwelling house on a vacant site including all associated works and services. The proposed works includes re-configuration of the private open space of apartment number 15 Sli an Chlairin which was approved under planning reference number 03/4232, all at Sli an Chlairin, Caherroyan, 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 “Residential Existing” zoning of the subject site, the provisions of the Galway County Development Plan 2022-2028, and the Athenry Local Area Plan 2024-2030, in particular Policy Objective ASP 7 which states that within the settlement boundary, small scale limited infill housing development will be considered in appropriate sites, and Policy Objective ASP 9, which supports the delivery of homes within the built-up footprint of the settlement, and having regard to the design, scale and layout of the proposed development, and the pattern of development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for an appropriate form of residential use and would not adversely impact the existing residential amenities of 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, as amended by the further plans and particulars received by the planning authority on the 4th day of December 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. Prior to the commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater connection network.

Reason: In the interest of public health.

3. The site and building works required to implement the development shall only be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, Saturdays 0800 to 1400 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 amenities of adjoining residential occupiers.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. 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.

6. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be located underground.

Reason: In the interest of orderly development and the visual amenities of the area.

7. The developer shall pay to the planning authority a financial contribution of 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. The application of any indexation required by this condition 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.

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.



MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 27th day of May 2026

