

An  
Coimisiún  
Pleanála

**Commission Order  
PL-500784-GY-26**

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

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 2561777**

**Appeal** by David McDonald against the decision made on the 4<sup>th</sup> day of February 2026, by Galway County Council to grant, subject to conditions, a permission to Séan O'Máille in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Planning permission for retention and completion of existing fully serviced two-storey dwelling to include revisions as constructed, previously granted under Galway County Council Planning Register Reference Number 20/33. Permission is also sought for a domestic garage, and all associated site works at Ballynamanagh East, Clarinbridge, 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 provisions of the Galway County Development Plan 2022-2028, to the pattern of development in the area and to the nature and scale of the proposed development and the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not seriously injure the residential or visual amenities of the area or of adjoining properties, would not be prejudicial to public health and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained, 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 prior to the commencement of development, and the development shall be retained, carried out and completed in accordance with the agreed particulars.

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

2. Apart from the departures authorised in this permission, the development shall otherwise comply with the terms and conditions attached to Galway County Council Planning Register Reference Number 20/33.

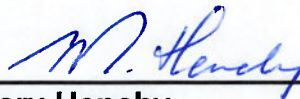
**Reason:** In the interest of clarity.

3. Details of the materials, colours and textures of the balcony balustrade finishes shall be submitted to, and agreed in writing with, the planning authority prior to the erection of such structures.

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

4. The garage/shed shall be for private use only by the resident(s) of the existing dwelling house on site. The garage shall not be used for habitable or commercial purposes or any other purpose other than those incidental to the enjoyment of the dwelling house.

**Reason:** In the interest of residential amenity.



**Mary Henchy**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this *4<sup>th</sup>* day of *June* 2026