



An
Coimisiún
Pleanála

Commission Order
PL-501258-GC-26

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 2560275

APPEAL by Noelle and Des Hogan Chambers against the decision made on the 1st day of April 2026 by Galway City Council to refuse permission for the proposed development.

Proposed Development: Permission for development which consists of: to partially demolish a rear ground-floor utility and replace it with the construction of an extension comprising of a kitchen / dining room, front elevation modifications to the first-floor bedroom and ground-floor family room, changes to the front entrance, alterations to existing rear dormer windows, and modifications to the internal layout of the house and grounds at Number 15 Gleann Na Coille, Barna Road, 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 'RS – Residential' zoning objective, to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods, to the pattern of development in the area and to the provisions of the Galway City Development Plan 2023 – 2029 including Sections 11.3.1(c), (d), (e) and (l), it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the character of the area or the residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation to alter the appearance of the dwelling by way of condition, the Commission considered that the fenestration arrangements as proposed to the front of the dwelling were acceptable in terms of visual amenity. Furthermore, the Commission considered that the overhanging canopy on the extension to the rear was likewise acceptable in visual amenity terms and would not have an overbearing impact on property in the vicinity having regard to the separation distances involved.

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 information received by the planning authority on the 23rd day of December 2025 and the 26th day of January 2026, 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. Details of all external finishes including colours and textures shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of visual amenity.

3. 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.

4. 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 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: To safeguard the amenity of property in the vicinity.

5. 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.



Paul Caprani

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 25th day of August 2026