



An
Coimisiún
Pleanála

**Commission Order
PL-501396-GY-26**

Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: 2561257

Appeal by Denis Collins against the decision made on the 28th day of April 2026, by Galway County Council to grant, subject to conditions, a permission to Hughie Keating in accordance with the plans and particulars lodged with the said Council.

Proposed Development: For the construction of a single storey extension to the side of the existing dwelling and for the construction of a larger garage and car port to incorporate the existing garage foundation that was constructed under Galway County Council planning register reference number: 14/1296 and for all ancillary works and services at Caherhugh, Belclare, Tuam, 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 nature, scale and location of the proposed development, and the provisions of the Galway County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development 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 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 1st day of April 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. The extension shall be used for residential purposes associated with the use of the existing dwelling and shall not be divided from the existing house by way of sale, letting or otherwise.

Reason: In the interest of orderly development.

3. (a) The dimensions for the domestic garage shall be amended to a maximum height of five metres, length of eight metres and width of five metres to comply with Developmental Management Standard DM Standard 6: Domestic Garages (Urban and Rural) of the Galway County Development Plan 2022-2028 (...be visually subservient in terms of size, scale and bulk.) and to reduce the visual impact of a long narrow development adjacent to a narrow rural road.
- (b) The external finishes of the garage shall harmonise in colour and texture with the plaster finish of the dwelling house.
- (c) Plans and particulars evidencing compliance with this condition shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interests of orderly development and visual amenity.

4. The domestic 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 orderly development.

5. The carport shall be a lightweight structure, fully open to front and rear, as indicated on the drawings submitted. Full details of the design and materials of the carport shall be submitted for the written approval of the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

7. Sight distance triangles shall be maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required.

Reason: In the interest of traffic safety.



Declan Moore

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

Dated this 19th day of AUGUST 2026