



An
Coimisiún
Pleanála

**Commission Order
PL-501453-GC-26**

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 26/60097

Appeal by Declan and Mary Kelly against the decision made on the 14th day of May, 2026 by Galway City Council to grant subject to conditions a permission to John Browne in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing single storey rear extension, the construction of a two-storey flat-roofed extension to the rear of the house, construction of a single storey extension to the front south-east corner of the house and all associated site and development works, all at 21 Father Burke Road, The Claddagh, Galway City.

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 zoning of the site and the established use of the site for residential purposes, it is considered that, subject to compliance with the conditions set out below, the proposed development would not impact negatively on the visual or residential amenities of the area or of adjoining residential properties, would be in accordance with the provisions of the Galway City Development Plan 2023-2029, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be 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 in writing with the planning authority and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the external finishes of the proposed development, including details of materials, texture and colour, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. No part of the proposed extension, including rainwater goods, shall overhang adjoining property.

Reason: In order to protect the amenity of adjoining property.

4. The first-floor windows in the south elevation serving the master bedroom and stairwell shall be fitted and permanently maintained with opaque glass.

Reason: In the interest of residential amenity.

5. The vehicular entrance to the site and boundary walls shall be maintained as existing.

Reason: In the interest of proper planning and sustainable development.

6. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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 property in the vicinity.



Mary Henchy

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

Dated this  day of  2026.

