

An  
Coimisiún  
Pleanála

Commission Order  
PL-501543-GY-26

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

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 25/61754**

**Appeal** by Odette and Jim O'Dea against the decision made on the 21<sup>st</sup> day of May 2026, by Galway County Council to refuse permission for the proposed development.

**Proposed Development:** The renovation and extension of an existing dwelling, including demolition and associated site works, all at Roundstone, 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 location of the site in Rural Housing Zone 3 (Structurally Weak Area) and to the planning policies, objectives and development standards of the Galway County Development Plan 2022-2028, and specifically to Policy Objectives RH7 (Renovation of Existing Derelict Dwelling), CGR 2 (Regeneration) and CGR 8 (Town and Village Centre) and to the nature, scale and design of the proposed development relative to adjoining dwellings, and to the existing pattern of development in the wider area, it is considered that, subject to compliance with the conditions set out below, the proposed development is an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, 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 information received by the planning authority on the 30<sup>th</sup> 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. (a) External finishes shall be in accordance with the details submitted with the application unless otherwise agreed in writing with the planning authority.
- (b) Prior to commencement, details are to be submitted for written agreement with the planning authority on:
  - (i) the exact detail of the proposed front gutter treatment, and
  - (ii) the omission of the two-tone textured plastered finish on the front elevation and its replacement with a single tone smooth plaster finish.

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

3. The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

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

4. 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.

5. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority, a final Construction and Environmental Management Plan, which shall be adhered to during the demolition and construction phases. This plan shall provide details of intended construction practice for the proposed development, including noise and dust management measures and off-site disposal of demolition and construction waste.

**Reason:** In the interests of public and environmental safety.

6. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground and outside of tree protection zones. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

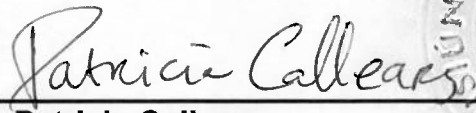
**Reason:** In the interests of visual and residential amenity.

7. 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.

8. 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.



**Patricia Calleary**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this *22* day of *September* 2026.