An Coimisiún Pleanála

Commission Order
PL-501751-GC-26

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 26/60147

Appeal by John and Deirdre Boylan against the decision made on the 26th day of June, 2026 by Galway City Council to grant, subject to conditions, a permission to Blaney Ferghal in accordance with plans and particulars lodged with the said Council.

Proposed Development: The subdivision of an existing residential site to facilitate the construction of a two-storey new dwelling, the provision of a new site entrance, the demolition of existing garage, the erection of two domestic sheds (one per dwelling), including with all associated site development works on site at 29 Threadneedle 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 residential zoning of the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would represent an appropriate form of densification of development in this well connected and serviced city location and would not have a material impact on the visual or residential amenities of the area, 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 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 5th day of May 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. Prior to the commencement of the development, a revised site layout plan shall be submitted for the written agreement of the planning authority, which shall show the removal of the proposed additional vehicular entrance, and a revised design utilising only the existing entrance. Entrance gates shall not open outwards.

Reason: In the interests of public and traffic safety.

3. If the two windows shown on Drawing Number 4098-5 are constructed as part of the proposed development, they 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 interests of clarity and residential amenity, as the documentation submitted with the application states there are no windows proposed in the northern elevation and none are shown on the floor plan drawings, but two windows are shown on the elevation drawing.

4. Site boundaries of the proposed dwelling shall be formed by block walls, capped and rendered on both sides and be to the written agreement of the planning authority, prior to commencement of development:

   (a) The wall along the full southern boundary of the site shall be 1.8 metres in height, measured from the raised rear garden level of the existing dwelling.

   (b) The wall on the northern and western boundary of the rear garden shall be 1.8 metres in height.

(c) The boundary wall beyond the front building line of the proposed dwelling shall not exceed 1.2 metres in height.

(d) The shed to the rear of proposed dwelling shall be set back at least 500 millimetres from the site boundary.

Reason: In the interests of residential and visual amenity.

5. The roof colour and materials should match those of the existing dwelling, details of which together with the exact finish of the stone facing for the treatment of the dwelling shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The developer shall submit a photograph or sample brochure of the materials proposed.

Reason: In the interests of visual, residential amenity and the proper planning and sustainable development.

6. The roofs and canopies on the sides of the proposed dwelling shall be designed to ensure that eaves, rainwater goods or canopies do not overhang the adjoining properties and that water run off does not flow into the adjoining properties.

Reason: In the interest of residential amenity.

7. The car parking area shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.

Reason: To reduce surface water run-off and in the interest of environmental protection.

8. All surface water generated within the development shall be collected and disposed of within the curtilage of the site. No surface water from roofs or paved areas or otherwise discharge onto the public roads or adjoining properties.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

9. The sheds shall not be used for commercial purposes or for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the dwellinghouse as such.

Reason: In the interest of clarity and to control the use of the dwelling.

10. The proposed dwelling shall not be used for short term lettings as defined in the Residential Tenancies (Amendment) Act 2019 and the Planning and Development Act 2000 (Exempted Development) (No. 2) Regulations 2019.

Reason: In the interest of clarity and to control the use of the dwelling.

11. Notwithstanding the provisions in the Planning and Development Act 2024, and the associated Planning Regulations, no extension, shed, store, garage or other free-standing structure (other than structures applied for in this application), shall be erected within the curtilage of the dwellinghouse without a prior grant of planning permission.

Reason: To protect the visual and residential amenities of the area.

12. The development shall connect to the existing water and sewer network.

Reason: To facilitate long term drainage of the area and in the interest of public health.

13. Prior to commencement of development, the developer shall enter into water and / or wastewater connection agreement with Uisce Éireann.

Reason: In the interest of public health.

14. The developer shall ensure that all construction activity impacting upon the public realm shall comply with the following:

(a) Dropped kerbs shall be provided to the footpath for the full width of the proposed widened vehicular entrance. The footpath shall be reconstructed at the widened vehicular entrance, material to match existing.

(b) The residential unit shall not be occupied until a certified report prepared by a suitably qualified person is submitted to the planning authority for written agreement, this will certify that the public footpath and roadway, impacted by the development, are maintained/repaired to an acceptable standard after construction of the residential unit has been completed.

Reason: In the interest traffic safety.

15. Prior to the commencement of development, a detailed construction and traffic management plan shall be submitted for the written agreement of the planning authority. This plan shall include details of intended construction practice for the development, including noise management measures, traffic management measures and off-site disposal of construction and demolition waste, minimising impact on the public road and traffic. The CTMP shall incorporate requirements for Hoarding Licence and Road opening licences respectively and shall address construction-phase access arrangements, delivery scheduling, pedestrian and cyclist protection measures, temporary traffic controls, and any required coordination with public transport or local businesses.

Reason: In the interests of proper planning and sustainable development of the area and traffic safety.

16. Site development and building works shall be carried out only between the hours of 0800 to 1800 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: In order to safeguard the residential amenities of property in the vicinity.

17. 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.

AN COIMISIÚN PLEANÁLA

Declan Moore

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

Dated this 29th **day of** October **2026**