



## Board Direction

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**Ref: PL61.246053**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 16<sup>th</sup>, 2016.

The Board decided to grant permission by a 2:1 majority in accordance with the following reasons, considerations and conditions.

### Reasons and Considerations

Having regard to the zoning of the site which is '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' as set out in the Galway City Development Plan 2011-2017 where the care of health, safety or welfare of the public are identified as compatible uses, to the planning history of the site, to the minor nature and scale of development which includes the associated renovation of the existing structure on site, to the pattern of development in the area and to the submissions and documentation on file, it is considered that subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the site as set out in the development plan, would not contravene the permission previously granted on this site, would not seriously injure the amenities of the area, and would be acceptable in terms traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that there was significant benefit in having the existing structure refurbished and re-used. The Board further considered that the very small dental surgery proposed, located adjacent to a very large residential catchment, was an acceptable use that would not give rise to significant traffic generation or a traffic hazard. The Board did not consider that the residential amenity value of the dwelling which has no private rear

open space would be significantly compromised by the use or the car parking layout proposed.

### **Conditions**

1. Standard plan particulars condition and reason
2. The residential use and the proposed dental surgery shall be used a single live/work unit and the surgery shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling.

**Reason:** To ensure that the demand for onsite car parking is minimised in the interests of residential amenity.

3. Standard Landscaping condition and reason (simplified general version with details to be agreed with PA)
4. External finishes general condition and reason.
5. Urban Drainage condition and reason
6. S.48 General Contribution Unspecified

Board Member: \_\_\_\_\_ Date: May 16<sup>th</sup>, 2016  
Nicholas Mulcahy

*Please issue a copy of direction with order.*