



Board Direction

Ref: **PL07.246502**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th August 2016, following which it was decided to issue a notice to the applicant. The response of the applicant was considered at a further Board meeting on 12th September 2016, and it was decided to defer the case for further consideration. At a final meeting of all available Board members on 8th November 2016, it was decided by 4:4 and the casting vote of the chairperson to treat this case under section 139 of the Planning and Development Act, 2000, and to direct the planning authority to remove Condition 2, generally in accordance with the recommendation of the Inspector and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature of the development proposed to be retained and completed, the notice issued by An Bord Pleanála on 17th August 2016, the response of the applicant submitted on 5th September 2016, the nature of condition 2, the previous grant of permission for a house on this site, the substantial nature of the development completed to date, and in particular to Objective RHO 8 of the Galway County Development Plan 2015 - 2021 in relation to substantially complete single dwellings, it is considered that it would be appropriate to limit its consideration to the condition appealed, and to remove Condition 2, in accordance with the provisions of Section 139 of the Planning and Development Act, 2000.

Board Member: _____ Date: 8th November 2016
Fionna O' Regan