



An
Bord
Pleanála

Board Direction
PL61.246536.

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 31st 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning of the site 'To provide for enterprise, light industry and commercial uses other than those reserved to the CC zone' and its designation as part of a District Centre under the Galway City Development Plan 2011-2017, to the site's location adjacent to an existing upgraded public transport corridor and to its proximity to the city centre, and to the provisions of the development plan regarding car parking, it is considered that the proposed change of use is consistent with the proper planning and sustainable development of the area, subject to the conditions below.

Conditions

1. The 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.

Reason: In the interest of clarity

2. (a) This decision to grant permission shall be in respect of the proposed change of use of the second floor area from office use to use as two medical consulting rooms, only.

(b) Nothing in this decision shall be taken to authorise the proposed alterations to the vehicular access arrangements and circulation, including access and egress arrangements for delivery vehicles, which shall be omitted from the proposed development.

Reason: To define the extent of this permission in the interest of clarity, in the interest of traffic safety.

- 3 No more than two medical consultancy offices shall be provided at second floor level and no subdivision of the proposed second floor area shall take place without a prior grant of permission.

Reason: In the interest of clarity.

Board Member

Paul Hyde

Date: 31st August 2016