



Board Direction

Ref: PL61.246946

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 11th, 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature and extent of the development to be retained, to the pattern of development in the area and to the provisions of the Galway City Development Plan 2011-2017, it is considered that, subject to compliance with the conditions set out below, the proposed development to be retained would not adversely affect the character of the historic fabric of the building or adjacent structures and would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development to be retained would therefore be on 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 submitted the 12th day of May, 2016. Where such condition requires 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. The house and basement shall be jointly occupied as a single dwelling and the basement shall not be used as habitable

accommodation, shall be used for purposes ancillary to the residential use of the dwelling and shall not be sold or sublet except as part of the dwelling.

Reason: In the interest of clarity and residential amenity.

Board Member: _____ Date: October 13th, 2016
Nicholas Mulcahy

Please advise the applicant regarding the provisions of S.34(13) when issuing the order.