



An
Bord
Pleanála

Board Direction
PL61.248870

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th December 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 4.

Reasons and Considerations

Having regard to nature and scale of the proposed development, to the existing character and the prevailing pattern of development in the area generally and within the designated Eyre Square Architectural Conservation Area, and to Policy 8.3 of the Galway City Development Plan 2017-2023 relating to the protection and enhancement of the character and special interests of architectural conservation areas, the Board considers that the ancillary takeaway element of the proposed development would seriously detract, and would not enhance, the character of the Eyre Square Architectural Conservation Area and would be contrary to the objectives of the Galway City Development Plan 2017-2023. The takeaway element of the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: In arriving at its decision, the Board considered that the area is generally well catered for with takeaways and that the granting of an ancillary takeaway element to

the current proposal would lead to adverse impacts to the special characteristics and integrity of the Eyre Square Architectural Conservation Area.

[Please issue a copy of this Direction to the parties with the Board Order.]

Board Member

Date: 11th December 2017

Eugene Nixon