



An  
Bord  
Pleanála

**Board Direction**  
**BD-001883-18**  
**ABP-302432-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/12/2018.

The Board decided to grant outline permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the provisions of the Galway City Development Plan 2017-2023, the zoning of the site, the location within an existing housing estate, and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of properties in the vicinity, would be acceptable in terms of traffic safety and convenience and 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 outline permission, the Board noted the absence of a coherent building line to the west and considered that the site was adequate to accommodate the proposed development. The Board also noted that the Inspector's concerns regarding possible disruption to trees, and provision of water and waste water, could be addressed by condition.

## Conditions

1. The plans and particulars to be submitted by way of a separate application for permission consequent on this grant of outline permission shall include the following:
  - a) Adequate proposals for the diversion of existing storm water, foul water, and potable water mains which traverse the site, and a diversion agreement with Irish Water to allow such diversions.
  - b) Adequate measures to ensure the protection of the existing mature trees, immediately to the west of the site, from damage which might otherwise result from the works required for the diversions mentioned at a) above.

**Reason:** In the interest of residential and visual amenities, and orderly development.

**Board Member**

**Date:** 10/12/2018

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John Connolly