



An  
Bord  
Pleanála

**Board Direction**  
**BD-002666-19**  
**ABP-303147-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2019.

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 planning history on the site, the pattern of development in the vicinity, the nature and scale of the proposed development and compliance with the provisions of the Galway City Development Plan 2017-2023, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential amenity of the area. The proposed development would, therefore, be in 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, except as may otherwise be required in order to comply with the following conditions. Where such conditions require 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. Within 3 months of this order receptacles for waste for both the commercial units and the Bridgewater Court residents shall be provided and available for use at all times on the premises in accordance with details on Drawing 18/539-01.

**Reason:** In the interest of the amenities of the area and to provide for a satisfactory standard of development.

3. This order shall not be construed as granting permission for any additional works to the commercial units or ventilation ducts. No ventilation ducts are permissible for the adjoining restaurants without a further grant of planning permission.

**Reason:** In the interest of clarity and in order to permit the planning authority to assess the impact of any such works on the residential amenity.

**Board Member**

**Date:** 25/03/2019

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Stephen Bohan