



An  
Bord  
Pleanála

**Board Direction**  
**BD-006310-20**  
**ABP-306003-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2020.

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 to the prevailing character and form of established and permitted development in the vicinity, the Board considered that subject to compliance with the conditions as set out below the development proposed for retention would form an acceptable development on the site, would not seriously injure the visual amenities of the area, would comply with the policies and objectives of the Galway County Development Plan and would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by further information submitted to the Board on the 8<sup>th</sup> day of April 2020 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 and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The existing dwelling and self contained unit shall be jointly occupied as a single residential unit and shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling.

**Reason:** To restrict the use of the dwelling in the interest of residential amenity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

**Board Member**

**Date:** 24/08/2020

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Paul Hyde