



An  
Bord  
Pleanála

**Board Direction**  
**BD-008723-21**  
**ABP-309652-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/07/2021.

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:

Remove condition number 3

### **Reasons and Considerations**

Having regard to the nature and extent of the existing structure for the dwelling on the site and to the access arrangements which are to be confined to an entrance of a minor road, it is considered that the proposed development which entails substantive demolition and replacement would be subject to the requirements of Policy Objective RHO 6 of the Galway County Development Plan 2015-2021, according to which applicants who require the demolition of an existing dwelling house shall be accommodated without the requirement to establish a housing need or proof of residence and will not be subject to an enurement clause. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

Dave Walsh

**Date:** 19/07/2021