



An  
Bord  
Pleanála

**Board Direction**  
**BD-009709-21**  
**ABP-310808-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/12/2021.

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 2

#### **Reasons and Considerations**

Having regard to the zoning objective for the area as set out in the Galway City Development Plan 2017-2023, the established pattern of development in the area and the nature, scale and design of the proposed ground floor front elevation it is considered that, the proposed development would not seriously injure the established character or visual amenities of the parent dwelling or of properties in the vicinity and would therefore be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

  
Michelle Fagan

**Date:** 21/12/2021