



An
Bord
Pleanála

Board Direction
BD-018780-25
ABP-320681-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2025.

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

The development which is seeking retention permission for a dwelling and alterations to site boundaries complies with the provisions of the Galway City Development Plan 2023-2029. It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not be out of character with the surrounding area, would not be visually detrimental to the area, would not seriously injure residential amenity at this location and would, therefore, be in accordance with the proper 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 the further plans and particulars received by the planning authority on the 18th day of July, 2024 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 within three months from the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The property shall be used as a single dwelling unit only.

Reason: To prevent excessive building density and protect the residential amenities of the area.

Board Member


Paul Caprani

Date: 30/01/2025