



An
Bord
Pleanála

Board Direction
BD-019349-25
ABP-321566-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2025.

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

Having regard to the location of the subject site within an urban area, the provisions of the Galway City Development Plan 2023-2029, the nature, scale and form of the revisions to the proposed development, and pattern of development in the surrounding area, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable, would result in an appropriate housing mix, would not result in an excessive increase in residential density, would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and would constitute an appropriate use of this urban location. 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission register reference number 22/91 (ABP-315598-23) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

Board Member


Marie O'Connor

Date: 01/04/2025