

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway County

Planning Register Reference Number: 15/1324

An Bord Pleanála Reference Number: PL 07.246502

APPEAL by Damien Egan care of Grealish Glynn and Associates of 1 The Punchbowl, Ennis Road, Gort, County Galway against the decision made on the 1st day of April, 2016 by Galway County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention and completion of a dwellinghouse, treatment unit and all associated services previously granted under planning register reference number 04/5678 at Farnaun, Peterswell, County Galway.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the nature of the development proposed to be retained and completed, the notice issued by An Bord Pleanála on 17th August 2016, the response of the applicant submitted on 5th September 2016, the nature of condition number 2, the previous grant of permission for a house on this site, the substantial nature of the development completed to date, and in particular to Objective RHO 8 of the Galway County Development Plan 2015-2021 in relation to substantially complete single dwellings, it is considered that it would be appropriate for the Board to limit its consideration to the condition appealed, and to remove condition number 2, in accordance with the provisions of Section 139 of the Planning and Development Act, 2000.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.