

Planning and Development Acts 2000 to 2020

Planning Authority: Galway County Council

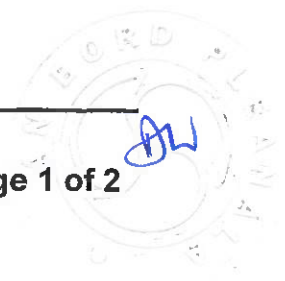
Planning Register Reference Number: 20/373

Appeal by Michael Stokes care of Grealish Glynn and Associates of 1 The Punchbowl, Ennis Road, Gort, County Galway against the decision made on the 24th day of February, 2021 by Galway County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) The demolition of an existing fire damaged dwelling house, (2) the construction of a replacement dwelling house on the same foundations, (3) the construction of a new site entrance from the R354 and (4) the retention of garage and store shed at Rooaunmore, Loughgeorge, County Galway. A further public notice was received by the planning authority on the 29th day of January, 2021.

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 3 and the reasons therefor.



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.

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.

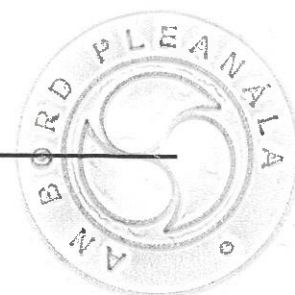


Dave Walsh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *22nd* day of *July* 2021.