

An
Bord
Pleanála

Board Order
ABP-315502-23

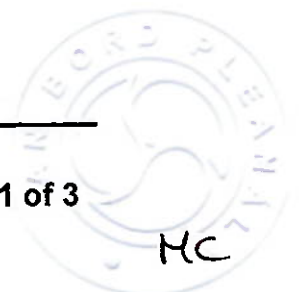
Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/45

Appeal by MPD Property Developments Limited care of Cyril J Kelly and Associates of Unit 29, Kilkerrin Business Park, Liosbaun, Tuam Road, County Galway against the decision made on the 2nd day of December, 2022 by Galway County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of eight residential units consisting of six number four-bed semi-detached houses and two number four-bed detached houses in lieu of four large detached houses granted under 18/349, along with all associated site works and connection to existing services, previous planning reference numbers 16/814 and 18/349, at Mount Pleasant, County Galway.

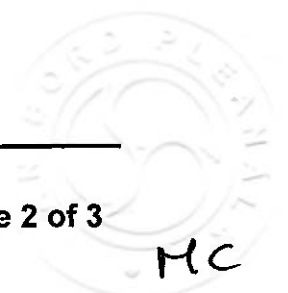


Decision

Having regard to the nature of the conditions 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 ATTACH condition number 23 and the reason therefor, REMOVE condition number 4 and the reason therefor and AMEND condition number 2 so that it shall be as follows for the reason set out.

The distance from House Type 1 and House Type 4 to the side/site boundaries shall be a minimum of two metres. A full set of revised drawings which shall provide for the above shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

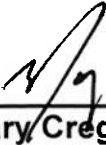

Reason: In the interest the of proper planning and sustainable development of the area.



Reasons and Considerations

In arriving at its decision, the Board had regard to:

- (1) Planning policies and objectives under the Galway County Development Plan 2022-2028,
- (2) DM Standard 2: Multiple Housing Schemes (Urban Areas) Additional Standards for Residential Development Side Boundaries' of Volume 1 of the Galway County Development Plan 2022-2028 (when considering the merits of Condition number 2),
- (3) the size and the disturbed nature of the site, and the subsequent unlikelihood of archaeological material of significance remaining *in situ* (when considering the merits of Condition number 4), and
- (4) the need to ensure satisfactory completion of the development (when considering the merits of Condition number 23).

Mary Cregg

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

Dated this 14th day of February 2024.