



Board Direction

Ref: PL07.246706

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 17th, 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons, considerations and conditions set out below.

The Board also concurred with and adopted the Inspector's AA Screening report and conclusion that a Stage 2 Appropriate Assessment is not required.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the County Galway Development Plan 2015-2021, to the nature and scale of the development proposed for retention and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be 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. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services including:
 - a. The development shall not impact upon existing land or road drainage.
 - b. The existing 300mm diameter perforated uPVC land drain pipe to take rainwater run-off from the mountain shall be maintained in good working order at all times and shall be repaired or replaced if damaged.

Reason: In the interest of environmental protection and public health.

3. The shed, sheep pens and car parking areas shall be solely used for agricultural related activities.

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

4. The existing access road and parking/turning/passing bays located within the boundaries of the site shall be maintained free from external storage of materials or the permanent parking of vehicles,

and shall be kept in a tidy and well maintained condition at all times.

All costs of maintenance work shall be at the developer's expense.

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

Board Member: _____ Date: October 17th, 2016
Nicholas Mulcahy

Please advise the applicants regarding the provisions of S.34(13) of the Act when issuing the order.