



An
Bord
Pleanála

Board Direction
BD-014807-23
ABP-315415-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/11/2023.

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 provisions of the Galway County Development Plan 2022-2028 and to the nature, design and stated use of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or of property in the vicinity, would not have a significant impact on European sites in the vicinity, and, would be in accordance with the proper planning and sustainable development of the area.

Conditions

- | | |
|----|---|
| 1. | The development shall be retained 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 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.	The shed structure hereby permitted retention permission shall be used solely for use incidental to the enjoyment of the main dwelling and shall not be sold, rented or leased independently of the main dwelling and shall not be used for the carrying on of any trade, business or commercial/industrial activity. The structure shall not be used for the purposes of independent habitation. Reason: In the interest of clarity.

Board Member



Mary Henchy

Date: 07/12/2023