

An
Bord
Pleanála

Board Direction
BD-018709-25
ABP-320884-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2025.

The Board decided to grant retention permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

The development proposed to be retained complies with the provisions of the Galway County Development Plan 2022-2028. It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not be out of character with the surrounding area, would not be visually detrimental to the area and would not impact negatively upon the current levels of residential amenity enjoyed at this location. The development proposed to be retained would, therefore, 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 in

writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.


2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission planning authority register reference number 20/1716 unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The domestic garage/fuel store shall not be used for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the house and shall not be used for commercial purposes without a prior grant of planning permission. In addition, it shall not be separated from the principal dwelling by lease or sale.

Reason: In the interest of residential amenity.

Board Member


Patricia Calleary

Date: 21/01/2025