



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000714**  
**PL-500877-GY-26**

---

The submissions on this file and the Inspector's report were considered at a meeting held on 12 June 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

**Planning Commissioner:**

*Mary Gurrie*

**Mary Gurrie**

**Date:** 16/06/2026

### **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the nature and scale of the development proposed to be retained which provides a social service in a rural area, Section 5.8.5 of the Galway County Development Plan 2022-2028 which is supportive of remote working, and Section 15.4 of the development plan which provides for the consideration of Home Based Economic Activities, it is considered that the development proposed

to be retained is an acceptable form of home based economic activity at this location, will not adversely impact on the residential amenity of the existing dwelling or of neighbouring properties, and will not give rise to a traffic hazard. The development proposed to be retained would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered, having regard to the nature and small scale of the development proposed to be retained and the level of activity therein, that Section 15.4 of the Galway County Development Plan 2022-2028 which provides for Home Based Economic Activity was the appropriate provision of the development plan under which to assess the proposal. The Commission agreed with and accepted the inspector's assessment that the development does not give rise to issues in relation to rural amenity and that it would not give rise to a traffic hazard and decided therefore that the development proposed to be retained would accord with Section 15.4 of the development plan and that a grant of permission was warranted.

### **Conditions**

1. The development shall be retained, carried out and 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. The development to be retained shall operate as a home-based activity only and shall be operated only by the occupier of the dwelling unless authorised by a further grant of planning permission.

**Reason:** In the interest of clarity.

3. No advertisement or advertisement structure shall be erected or displayed on the building or within the curtilage of the site in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity.