

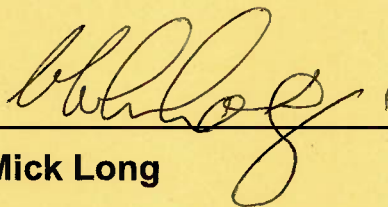
An
Coimisiún
Pleanála

Commission Direction
CD-000764
PL-501056-OY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 19 June 2026.

The Commission decided not to accept the Inspector's recommendation and to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:



Mick Long

Date:

19th day of June 2026

DRAFT WORDING FOR ORDER

Having regard to the nature and scale of the proposed development which has a floor area of 140sqm and a ridge height of 5.814m, the proposed development would not be in accordance with policy DMS-57 Domestic Garages/Stores of the Offaly County Development Plan 2021-2027 which states that garages shall have a maximum floor area of 100m² and a maximum height of 5 metres in the open countryside. The Commission was not satisfied exceptional circumstances having

regard to the need for the significant excess in area of the proposed structure has been demonstrated. The proposal would therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation to grant permission, the Commission considered that the area of the shed structure to be retained at 140m² is significantly in excess of the permitted area for such structures in the countryside and a justification for the size of the structure has not been demonstrated.