

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway County

Planning Register Reference Number: 15/438

An Bord Pleanála Reference Number: PL 07.246080

APPEAL by Sarah Linnane care of Grealish Glynn and Associates of 1 The Punchbowl, Ennis Road, Gort, County Galway against the decision made on the 21st day of December, 2015 by Galway County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of a domestic garage and storage sheds at Ballyclery, Kinvara, County Galway.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the location and scale and height of the works, it is considered that the development proposed to be retained, subject to compliance with the conditions set out below, would not seriously injure the visual amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

The Board had regard to the screening report submitted to the planning authority and concluded that the development either individually or in combination with other plans or projects would not be likely to have a significant effect on the Galway Bay Complex Special Area of Conservation (Site code 000268) in view of the site's conservation objectives.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the works proposed to be retained, were, in the context of the existing house, of an acceptable nature and that, subject to the conditions attached hereto, they would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 26th day of November, 2015, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. No part of the premises proposed to be retained shall be used for commercial purposes.

Reason: In the interest of clarity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.