

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway County

Planning Register Reference Number: 16/122

An Bord Pleanála Reference Number: PL 07.246706

APPEAL by Simon and Kate Kennedy care of James Roche of 16 Forster Street, Galway against the decision made on the 13th day of May, 2016 by Galway County Council to grant subject to conditions a permission to Thomas Nee care of ASK Solutions of Lettergesh East, Renvyle, County Galway in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: (1) retention of previously exempted development (ED12/01) to a slightly different design from that already approved, and (2) retention of the construction of additional parking/passing places at Bunowen, Leenane, 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 provisions of the Galway County Development Plan 2015-2021, to the nature and scale of the development proposed for retention and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 19th day of April, 2016, 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 and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services including:
 - (a) The development shall not impact upon existing land or road drainage.
 - (b) The existing 300 millimetres diameter perforated uPVC land drain pipe to take rainwater run-off from the mountain shall be maintained in good working order at all times and shall be repaired or replaced if damaged.

Reason: In the interest of environmental protection and public health.

3. The shed, sheep pens and car parking areas shall be solely used for agricultural related activities.

Reason: In the interest of the proper planning and sustainable development of the area.

4. The existing access road and parking/turning/passing bays located within the boundaries of the site shall be maintained free from external storage of materials or the permanent parking of vehicles, and shall be kept in a tidy and well maintained condition at all times. All costs of maintenance work shall be at the developer's expense.

Reason: In the interest of the proper planning and sustainable development of the area.

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

Dated this day of 2016.