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## **Planning and Development Acts 2000 to 2016**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 16/1481**

**Appeal** by Jessop Hall Limited care of Stephen Dowds Associates of 5 Mary Street, Galway against the decision made on the 4<sup>th</sup> day of January, 2017 by Galway County Council to refuse permission.

**Proposed Development:** Retention and completion of agricultural shed consisting of a 193.7 square metres stables and a 155.46 square metres agricultural storage shed/haybarn together with ancillary site works at Rinville West townland, Oranmore, County Galway.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

1. Having regard to the locational context and planning history of the subject site, it is not considered that sufficient justification has been given relative to the need for the proposed retention development which comprises a large shed to be used for agricultural storage and stables, as a stand-alone building/facility on a relatively small landholding, separate from any larger farm complex or operations in a rural area of High Landscape Sensitivity (Class 3), Landscape Conservation and Management Policy LCM 1 - Objectives LCM 1 and LCM 2 of the current development plan for the area refer. It is considered, therefore, that the retention of the proposed development would set an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.
2. The building proposed for retention will be accessed via a circa 192 metres circuitous route from a proposed access onto a local road. The Board is not satisfied, on the basis of the information submitted with the planning application and appeal, that minimum sight distances for a local road can be achieved in both directions at the proposed access to ensure that no traffic hazard is created as a result of the development. It is therefore, considered that the retention development, if permitted, would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise. As such the proposed development would not be in the interests of the proper planning and sustainable development of the area.

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

**Dated this      day of      2017**