



An  
Bord  
Pleanála

**Board Order**

**PL 19.249372**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: PL2/17/35**

**Appeal** by Dermot and Ann Glennon care of Dolan and Associates Limited of Teach Mhuire, Church Street, Creagh, Ballinasloe, County Galway against the decision made on the 15<sup>th</sup> day of September, 2017 by Offaly County Council to grant subject to conditions a permission to Sean Hynes care of Gerard Cleary of Cleaghmore, Ballinasloe, County Galway in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of turf shed and a multipurpose domestic storage shed at 19 Beechgrove, Bellmont, County Offaly.

## **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 pattern of development in the area and the design and nature of the development proposed for retention, 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, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development proposed for retention shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further information submitted on the 28<sup>th</sup> day of August 2017, 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 carried out and completed in accordance with the agreed particulars.

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

2. The shed/store shall be used for purposes ancillary to the enjoyment of the dwelling house as such and not for human habitation.

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

