



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 18/1570

Appeal by Peter Doyle and Miriam Kelly of Emlagh, Craughwell, County Galway against the decision made on the 7th day of January, 2019 by Galway County Council to grant subject to conditions a permission to Louis Carr care of S. Hanniffy and Associates of Cottage, Maree, Oranmore, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Changes to approved garage including attic conversion (previously approved under planning register reference number 07/3236) at Emlagh, Craughwell, 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 zoning objective for the area, the design, layout and scale of the development for which retention is sought and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. The development to be retained shall not be used as commercial premises and shall be restricted to use as ancillary to the adjoining dwelling use, except with a prior grant of planning permission.

Reason: To protect residential amenity.

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

Dated this day of 2019.