Planning and Development Acts 2000 to 2020

Planning Authority: Galway County Council

Planning Register Reference Number: 20/349

APPEAL by Pamela and Rory Yates of Waterdale, Claregalway, County Galway against the decision made on the 30th day of June, 2020 by Galway County Council to refuse permission.

Proposed Development: Construction of a new detached garage building with office space and associated ancillary works adjacent to an existing dwelling house at Waterdale, Claregalway, 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

Having regard to the rural unserviced location of the site, its location outside of any settlement or town, and the nature and extent of the proposed development, it is considered that the proposal would constitute disorderly, haphazard development in the rural area and would contravene Objectives EDT7, EDT9 and EDT11 and DM Standard 12- Rural Enterprise of the Galway County Development Plan 2015 – 2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission with a condition restricting the use of the proposed garage for domestic purposes connected with the main house only, the Board considered a refusal of permission was more appropriate in the circumstances.

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

Dated this   day of   2020.