



Planning and Development Acts 2000 to 2020

Planning Authority: Galway County Council

Planning Register Reference Number: 20/629

APPEAL by Frank Higgins care of Grealish Glynn and Associates of 1 The Punchbowl, Ennis Road, Gort, County Galway against the decision made on the 17th day of July, 2020 by Galway County Council to refuse permission.

Proposed Development: Retention and alteration of an agricultural shed on a site at Tonroe, Ardrahan, 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 planning history of the site and the documentation submitted with the application and the appeal, the Board considers that the design of the proposed development and the development for which retention is sought, would not be reflective of an agricultural building and that, having regard to its overall scale, mass, finishes and materials, and notwithstanding the proposed reduction in height and the recent grant of planning permission of the Asphalt Batching Plant to the rear of the site, would result in a dominant and overbearing built form that would not fit appropriately or integrate effectively into this rural location. The proposed development and the development for which retention is sought would, as such, not assimilate satisfactorily into the receiving environment, would be contrary to DM Standard 33 of the Galway County Development Plan 2015-2021, and would seriously injure the visual amenities of the area and of property in the vicinity. The proposed development and the development for which retention is sought 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, the Board consider that, notwithstanding the proposed reduction in height and the recent grant of planning permission of the Asphalt Batching Plant to the rear of the site, the proposed development and the development for which retention is sought would have a negative visual impact in the wider landscape.

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

Dated this day of 2020