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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 21/945**

**APPEAL** by Conor Nolan care of Leahy Planning Limited of Mill Road House, Mill Road, Ennis, County Clare against the decision made on the 23<sup>rd</sup> day of July, 2021 by Galway County Council to refuse permission.

**Proposed Development:** Construction of a new detached domestic garage/shed on property including connection to existing sewage treatment plant (all previously granted under 08/983 and 13/675 at Corbaun, Gurty Madden, Loughrea, County Galway).

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

COMPLETED  
pm

## 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

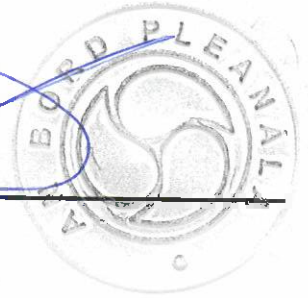
Having regard to: -

- the location in a rural area of the site of the existing dwelling and the proposed development, which is not zoned for development, and in which residential development is confined to individuals who satisfy restricted criteria associated with connection to the locality and the rural economy and,
- the scale, height, design and internal layout and facilities of the proposed structure which is appropriate to significant commercial or light industrial use or alternatively, for adaption for use as an independent dwelling unit,

it is considered that the proposed development is incompatible with storage and ancillary uses associated with the residential use of a main dwelling and would not be consistent with the protection preservation of the character and nature of uses of rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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Paul Hyde

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



Dated this 2<sup>nd</sup> day of January 2022