



An
Bord
Pleanála

Board Order ABP-315415-22

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/60797

Appeal by Maureen and Joseph Kavanagh of Lower Sky Road, Fahy, Clifden, County Galway against the decision made on the 29th day of November, 2022 by Galway County Council to grant subject to conditions a permission to Gabriel Giles care of Enda O'Malley of Unit 1, Bridge Street, Clifden, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of existing shed at Fahy, County Galway.

Decision

GRANT permission for the above development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Galway County Development Plan 2022-2028 and the nature, design and stated use of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity, would not have a significant impact on European Sites in the vicinity, and 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 conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details with the planning authority and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The shed structure hereby permitted retention permission shall be used solely for use incidental to the enjoyment of the main dwelling and shall not be sold, rented or leased independently of the main dwelling and shall not be used for the carrying on of any trade, business or commercial/industrial activity. The structure shall not be used for the purposes of independent habitation.

Reason: In the interest of clarity.



Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *8th* day of *December* 2023.