



An  
Bord  
Pleanála

## Board Order ABP-320884-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 24/60905**

**Appeal** by John Forde of Cloonboo, Corndulla, County Galway against the decision made on the 10<sup>th</sup> day of September, 2024 by Galway County Council to grant subject to conditions a permission to Martin Scully and Ashling Slattery care of Deane Associates of Old Church Road, Williamstown, County Galway in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of increased ridge height and alterations to elevations to existing domestic garage and fuel store along with associated site works, all at Cloonboo, Corrandulla, 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

It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the provisions of the Galway County Development Plan 2022-2028, would not be out of character with the surrounding area, would not be visually detrimental to the area, would not negatively impact on the current levels of residential amenity enjoyed at this location, 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 in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission, planning register reference number 20/1716, unless the conditions set out herein specify otherwise. This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The domestic garage/fuel store shall not be used for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the dwellinghouse and shall not be used for commercial purposes without a prior grant of planning permission. In addition, it shall not be separated from the principal dwellinghouse by lease or sale.

**Reason:** In the interest of residential amenity.

*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this *22* day of *January* 2025.