

An
Bord
Pleanála

Board Order ABP-322066-25

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 24/61787

Appeal by Martin Gorham care of OMC Group of Unit 1, Bridge Street, Clifden, County Galway against the decision made on the 13th day of February, 2025 by Galway County Council to refuse permission for the proposed development.

Proposed Development: Retention and completion of renovation works to agricultural building along with retention of upgrade works to internal access road at Derrigimlagh, Ballyconneely, Clifden, County Galway.

Decision

GRANT permission for the above proposed 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 Galway County Development Plan 2022-2028, and the nature and scale of the development proposed to be retained, it is considered that the development proposed to be retained would not seriously injure the amenities of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and visual amenity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 12th day of March 2025, 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 and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The gable wall proposed to be repaired shall be finished in local stone to match existing.

Reason: In the interest of sensitive repair of a vernacular structure.


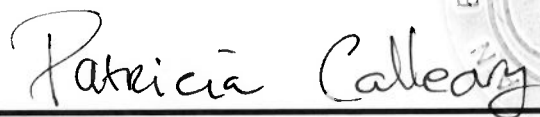
3. The use of the shed shall be limited to livestock feed and farm implements/tools. Housing of any animals in the shed shall not be permitted. The following shall apply in relation to the shed to be retained:

- (a) The shed shall not be sold, let or otherwise transferred or conveyed, save as part of the overall landholding.
- (b) The building shall not be used for human habitation or any commercial purpose other than a purpose incidental to farming/horticulture, whether or not such use might otherwise constitute exempted development.

Reason: To ensure that the use of the building provides for activities appropriate to a rural area.

- 4. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. No surface water from the development proposed to be retained shall discharge onto the public road or adjoining properties.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of waters.



Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 17th day of June 2025