

An
Coimisiún
Pleanála

**Commission Order
PL-500301-SO**

Planning and Development Act 2000, as amended

Planning Authority: Sligo County Council

Planning Register Reference Number: 25/60367

Appeal by Anne and Larry Kelly against the decision made on the 24th day of October, 2025 by Sligo County Council to grant subject to conditions a permission to Carrigan Asset Management Limited.

Proposed Development: Retention of a single storey double garage ancillary to residential at Ardaghowen House, Ardaghowen Lane, Sligo.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

1. It is evident from the Inspector's site visit that the structure proposed to be retained is used for the stabling of horses; the use of the structure for the housing of animals goes beyond what could be considered the use of a garage for a purpose incidental to the enjoyment of the dwelling and differs to a use that is normally associated with the use of a garage. The applicant has not correctly described the nature of the structure proposed to be retained, nor, provided adequate detail on the use of the structure proposed to be retained to demonstrate that it can be adequately serviced. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of its proximity to the public road, visibility from the public road, the level difference between the finished floor level of the structure and the public road, and the scale, size and finish of the structure, the development proposed to be retained would detract from the visual amenity of the area and would be contrary to Section 33.4.5 of the Sligo County Development Plan 2024-2030. The development proposed to be retained 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 Commission did not concur that the use of a garage for the housing of animals is a use that is incidental to the enjoyment of a house, but considered that it is a use more akin to a shed, and that the applicant had not demonstrated how the existing use is being serviced. Furthermore, the Commission considered that while the structure proposed to be retained did not impact on the adjoining property by reason of overlooking or overshadowing, the position of this structure did detract from the visual amenity of the area by reason of the position, design, finish and layout of the structure proposed to be retained.

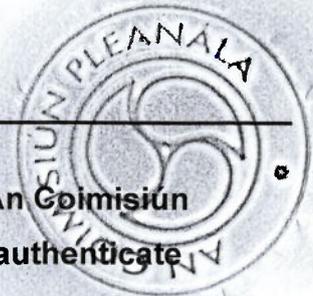


Mary Henchy

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 19th day of March 2026.