

An  
Coimisiún  
Pleanála

Commission Order  
PL-500403-GC-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 25/60295**

**Appeal** by Claire Heery against the decision made on the 13<sup>th</sup> day of November 2025 by Galway City Council to grant, subject to conditions, a permission to Karl Moore in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Development which consists of retention permission to retain an existing shed for use as a store, and to retain and complete an extension to same shed for use as a gym and sauna at Crann Mor, Ballymoneen Road, 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 residential zoning objective for the site, the established use of the site for residential purposes, the substantial area of the site, the existing urban context and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development can be accommodated on the site without resulting in significant impacts on the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained, carried out and completed 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, carried out and completed in accordance with the agreed particulars.

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

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2. The proposed development shall be used for the purposes indicated in the planning application and solely for purposes incidental to the enjoyment of the existing dwelling. The proposed development shall not, at any time, be used for human habitation, commercial use, industrial use or for the housing of animals

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

3. Details of the external finishes of the development to include details of materials, texture and colour shall be submitted to, and agreed in writing with, the planning authority within one month of the date of this Order.

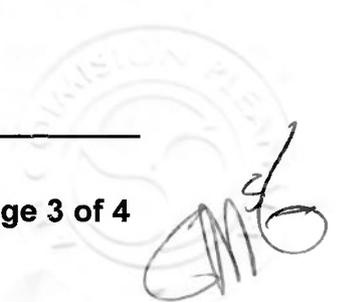
**Reason:** In the interest of visual amenity.

4. Within three months of the date of this Order the windows in the east elevation of the shed proposed for retention shall be blocked up. Details in this regard shall be submitted to, and agreed in writing with, the planning authority.

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

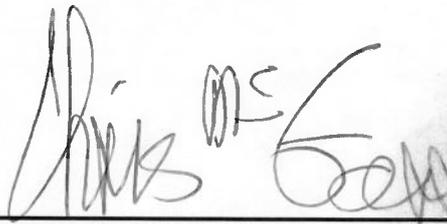
5. All surface water generated by the development shall be disposed of on site, and these details shall be submitted to, and agreed in writing with, the planning authority within one month of the date of this Order.

**Reason:** In the interest of proper and efficient drainage.

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6. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, and any statutory provisions replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations, shall be erected on the site, without a prior grant of planning permission.

**Reason:** In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwelling.


**Chris McGarry**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 24<sup>th</sup> day of March 2026.