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**Na hAchtanna um Pleanáil agus Forbairt, 2000 go 2022**  
**Planning and Development Acts 2000 to 2022**

**Údarás Pleanála: Comhairle Contae na Gaillimhe**  
**Planning Authority: Galway County Council**

**Uimhir Thagartha ar an gClár Pleanála: 25/334**  
**Planning Register Reference Number: 25/334**

**Achomharc** ó Bertie Concannon in aghaidh an chinnidh a rinne Comhairle Contae na Gaillimhe an 6<sup>ú</sup> lá de mhí Feabhra 2026 cead a dhiúltú don fhorbairt bheartaithe.

**Forbairt Bheartaithe:** Athrú úsáide ó chuid de theach cónaithe atá ann cheana go seomra fisiteiripe a choinneáil, lena n-áirítear na hoibreacha láithreáin gaolmhara uile ag Coisméig Mór, Na Forbacha, Contae na Gaillimhe.

## **Cinneadh**

**Cead a DHEONÚ** don fhorbairt bheartaithe thuas i gcomhréir leis na pleananna agus na sonraí luaite, bunaithe ar na cúiseanna agus na cúinsí faoi bhun agus faoi réir na gcoinníollacha atá leagtha amach thíos.

## Cúiseanna agus Cúinsí

Ag féachaint do chineál agus scála na forbartha a bhfuil sé beartaithe í a choinneáil, lena soláthraítear seirbhís shóisialta i limistéar tuaithe, do Rannán 5.8.5 de Phlean Forbartha Contae na Gaillimhe 2022 - 2028, atá i bhfách leis an gCianobair, agus do Rannán 15.4 den Phlean Forbartha lena ndéantar socrú do Ghníomhaíochtaí Eacnamaíocha Baile-Bhunaithe a bhreithniú, meastar go mbeadh an fhorbairt a bhfuil sé beartaithe í a choinneáil ina cineál inghlactha gníomhaíochta eacnamaíche bailebhunaithe ag an suíomh seo, nach mbeadh drochthionchar aici ar thaitneamhacht cónaithe na teaghaise atá ann cheana ná ar thaitneamhacht cónaithe aon réadmhaoine in aice láimhe, agus nach mbeadh sí ina cúis le haon ghuais tráchta. Dá bhrí sin, bheadh an fhorbairt a bhfuil sé beartaithe í a choinneáil i gcomhréir le pleanáil chúí agus forbairt inchothaithe an limistéir.

Agus é ag cinneadh gan glacadh leis an moladh ón gCigire cead a dhiúltú, mheas an Coimisiún, ag féachaint do chineál agus scála beag na forbartha a bhfuil sé beartaithe í a choinneáil agus don leibhéal gníomhaíochta a bhíonn istigh inti, gurbh é Rannán 15.4 de Phlean Forbartha Contae na Gaillimhe 2022 - 2028, lena ndéantar socrú do Ghníomhaíocht Eacnamaíoch Bhaile-Bhunaithe, an fhoráil chúí den Phlean Forbartha faoinar cheart an togra a mheasúnú. Chomhaontaigh an Coimisiún leis an measúnú ón gCigire nach n-eascraíonn aon fhadhbanna ó thaobh taitneamhachta tuaithe de as an bhforbairt a bhfuil sé beartaithe í a choinneáil agus nach mbeadh sí ina cúis le guais tráchta, agus ghlac sé leis an measúnú sin, agus mheas sé, dá bhrí sin, go mbeadh an fhorbairt a bhfuil sé beartaithe í a choinneáil i gcomhréir le Rannán 15.4 den Phlean Forbartha agus go raibh údar ann le cead a dheonú.

## Coinníollacha

1. Déanfar an fhorbairt a choinneáil, a sheoladh agus a chríochnú i gcomhréir leis na pleananna agus na sonraí a taisceadh i dteannta an iarratais, seachas de réir mar is gá ar shlí eile chun na coinníollacha seo a leanas a chomhlíonadh. I gcás go gceanglófar leis na coinníollacha sin go gcomhaontófaí mionsonraí leis an údarás pleanála, comhaontóidh an forbróir mionsonraí den sórt sin i scríbhinn leis an údarás pleanála sula dtosófar an fhorbairt, agus déanfar an fhorbairt a choinneáil, a sheoladh agus a chríochnú í i gcomhréir leis na sonraí comhaontaithe.

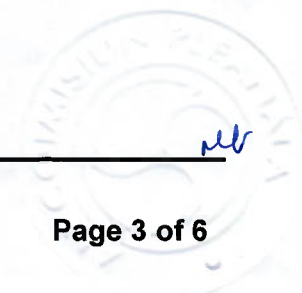
**Cúis:** Ar mhaithe le soiléire.

2. Is mar ghníomhaíocht bhailebhunaithe, agus mar ghníomhaíocht bhailebhunaithe amháin, a oibreofar an fhorbairt a bhfuil sé beartaithe í a choinneáil, agus is é áititheoir na teaghaise, agus áititheoir na teaghaise amháin, a oibreoidh í, ach amháin i gcás go n-údarófar a mhalairt le deonú eile cead pleanála.

**Cúis:** Ar mhaithe le soiléire.

3. Ní dhéanfar aon fhógra ná aon struchtúr fógraíochta a chur suas ná a thaispeáint ar an bhfoirgneamh ná laistigh de chúirtealáiste an láithreáin ar mhodh a fhágfaidh go mbeidh sé le feiceáil ón taobh amuigh den fhoirgneamh, ach amháin i gcás go n-údarófar é sin le deonú eile cead pleanála.

**Cúis:** Ar mhaithe le taitneamhacht amhairc.



**Appeal** by Bertie Concannon against the decision made on the 6<sup>th</sup> day of February 2026 by Galway County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of change of use from part of an existing dwellinghouse to a physio room including all associated site works at Coisméig Mór, Furbo, 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 nature and scale of the development proposed to be retained, which provides a social service in a rural area, to Section 5.8.5 of the Galway County Development Plan 2022 - 2028 which is supportive of remote working, and to Section 15.4 of the Development Plan which provides for the consideration of Home Based Economic Activities, it is considered that the development proposed to be retained would be an acceptable form of home based economic activity at this location, would not adversely impact on the residential amenity of the existing dwelling or of neighbouring properties, and would not give rise to a traffic hazard. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered, having regard to the nature and small scale of the development proposed to be retained and the level of activity therein, that Section 15.4 of the Galway County Development Plan 2022 – 2028, which provides for Home Based Economic Activity, was the appropriate provision of the Development Plan under which to assess the proposal. The Commission agreed with, and accepted, the Inspector's assessment that the development proposed to be retained does not give rise to issues in relation to rural amenity and that it would not give rise to a traffic hazard and considered, therefore, that the development proposed to be retained would be in accordance with Section 15.4 of the Development Plan and that a grant of permission was warranted.

## 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 prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

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

2. The development proposed to be retained shall operate as a home-based activity only and shall be operated only by the occupier of the dwelling, unless authorised by a further grant of planning permission.

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

3. No advertisement or advertisement structure shall be erected or displayed on the building or within the curtilage of the site in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

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



*Mary Gurrie*  
Mary Gurrie

Coimisinéir Pleanála den  
Choimisiún Pleanála atá  
údaraithe go cuí chun séala  
an Choimisiún a  
fhíordheimhniú

Planning Commissioner  
of An Coimisiún  
Pleanála duly authorised  
to authenticate the seal  
of the Commission.

Arna dhátú an *25* lá seo de *Meitheamh* 2026.