

An
Coimisiún
Pleanála

Commission Order
PL-501056-OY-26

Planning and Development Act 2000, as amended

Planning Authority: Offaly County Council

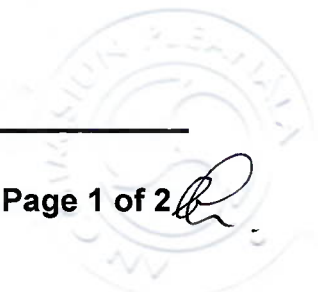
Planning Register Reference Number: 25/60292

Appeal by Niall Kenny against the decision made on the 6th day of March, 2026 by Offaly County Council to grant subject to conditions a permission to John Spollen in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of a shed for domestic use and all associated site works, all at Clonmore, Rhode, County Offaly.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.



Reasons and Considerations

Having regard to the nature and scale of the development proposed to be retained which has a floor area of 140 square metres and a ridge height of 5.814 metres, the development proposed to be retained would not be in accordance with policy DMS-57 Domestic Garages/Stores of the Offaly County Development Plan 2021-2027 which states that garages shall have a maximum floor area of 100 square metres and a maximum height of 5 metres in the open countryside. The Commission is not satisfied exceptional circumstances having regard to the need for the significant excess in area of the proposed structure has been demonstrated. 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 Inspectors recommendation to grant permission, the Commission considered that the area of the shed structure to be retained at 140 square metres is significantly in excess of the permitted area for such structures in the countryside and a justification for the size of the structure has not been demonstrated.



Mick Long

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

Dated this *23rd* day of *June* 2026.