

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Galway City

**Planning Register Reference Number: 15/191**

An Bord Pleanála Reference Number: PL 61.245833

**APPEAL** by William and Kathleen Greaney care of Shane Hanniffy and Associates of Cottage, Maree, Oranmore, County Galway against the decision made on the 5<sup>th</sup> day of November, 2015 by Galway City Council to grant subject to conditions a permission to Fleetglade Limited care of Taylor Architects of Breaffy Road, Castlebar, County Mayo in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** The construction of a new vehicular entrance from the City East Business Park Road and all associated site works at Ballybrit Business Park, 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.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the planning history of the site, the nature of existing development to be served by the proposed entrance and to the layout for parking and vehicular circulation within the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **CONDITIONS**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 11<sup>th</sup> day of September, 2015 and on the 12<sup>th</sup> day of October, 2015, 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 carried out and completed in accordance with the agreed particulars.

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

2. The developer shall provide for and adhere to the following requirements:
- (a) The proposed entrance shall not be used unless the entrance to the east permitted under planning register reference number 15/156 has been constructed and brought into operation.
  - (b) The sightlines and visibility envelope of the proposed entrance shall be kept clear of vegetation.
  - (c) Any alterations to public services or utilities required during construction shall be carried out in accordance with the written agreement of the planning authority and at the developer's own expense.

**Reason:** In the interest of clarity and traffic safety and convenience.

3. Prior to commencement of development, a Mobility Management Plan shall be submitted to, and agreed in writing with, the planning authority. The plan shall include details of measures to be taken to achieve modal shift to sustainable transport modes, and agreed time periods for the measurement of the modal shift.

**Reason:** To encourage the use of sustainable modes of transport.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2016.**