



An
Bord
Pleanála

Board Direction
PL07.246796

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 4th 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

- **Reasons and Considerations**

Having regard to the provisions of the County Galway Development Plan 2015-2021, and to the nature and scale of the proposed development and to the pattern of development in the area, it is considered that subject to compliance with the following conditions, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The proposed development 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, 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. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of Irish Water and the planning authority for such works and services including:
 - a. The existing domestic proprietary sewage treatment system, consisting of an existing septic tank and puraflo bio-filter module system, currently serving the existing premises shall be operated and maintained in good working order at all times in accordance with all specifications.
 - b. A maintenance contract to guarantee the optimal performance of the existing domestic proprietary sewage treatment system shall be maintained at all times

Reason: In the interest of environmental protection and public health.

3. The existing access road and parking/turning/passing bays located within the boundaries of the site shall be maintained free from external storage of materials or the permanent parking of vehicles, and shall be kept in a tidy and well maintained condition at all times. All costs of maintenance work shall be at the developer's expense.

4. The premises shall be used solely in association with the existing Connemara Smokehouse business located on the adjacent building within the enlarged site area. The hours of operation of the premises shall be restricted to normal business hours i.e. from 0800 to 18.00 Mondays to Fridays only.

Reason: In the interest of the proper planning and sustainable development of the area

5 The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member _____

Date: 04.10.16

Paul Hyde