



An
Bord
Pleanála

Board Direction
BD-000856-18
ABP-300997-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2018.

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 location of the site in an urban area within the development boundary of the Tuam Local Area Plan 2011-2017 and to the zoning objective for the site, it is considered that, subject to the conditions set out below, the traffic movements on the adjoining regional road, the R942, generated by proposed development, which involves the amalgamation of two, two way vehicular entrances for two adjoining permitted developments, would be acceptable in terms of traffic safety and convenience, would not give rise to endangerment of public safety by reason of traffic hazard, would not adversely impact on the future provision and capacity of the inner relief routes scheme provided for within the Local Area Plan or the operational capacity of the national strategic road network and, as such, would be in accordance with the proper planning and sustainable development of the area.

Conditions

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Reason: In the interest of clarity.

2. Prior to commencement of development the developer shall submit to, and agree in writing with, the planning authority, a Road Safety Audit and accompanying revised drawings, if required, for the proposed design and layout shown on Drawing SRC 105 100 F lodged with the planning authority on the 19th day of January, 2018, providing for pedestrian safety and potential movement of HGV's, the recommendations of which shall be fully implemented.

Reason: In the interest of good traffic management and pedestrian and vehicular safety.

3. No access shall be taken to the road hereby permitted from the adjoining site to the east, the subject of planning permission PL07.247306 (Reg Ref 16/437) unless that permission is taken up or a separate planning permission for these lands has been granted.

Reason: In the interest of the satisfactory integration of traffic circulation on and off the access road and road safety.

4. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected unless authorised by a further grant of planning permission.

Reason: To facilitate planning review in the interest of the amenities of the area.

5. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of amenity and orderly development.

6. S 48 (2) (c) for improvements works to the R942 regional road to the west of the site, as indicated on Drawing No SRC-105-100 F.

Board Member

Date: 03/08/2018

Terry Prendergast

Note : The Board did not consider that the proposed development would materially contravene Galway County Development Plan 2015-21 or the Tuam Local Area Plan 2011-17.

Please issue Board Direction with Order.