



An
Bord
Pleanála

Board Direction
BD-003174-19
ABP-303904-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature of the development to be retained, the 60kph speed restrictions on the regional road in the vicinity of the development and to the relevant provisions of the Galway County Development Plan 2015 – 2021, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously impact on traffic safety and 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 Board considered that, in light of the changed circumstances relating to permitted use of the adjoining entrance way since the grant of permission for the house on the site, the further information received in relation to demonstration of sight visibility distances and the acceptance by the planning authority and Transport Infrastructure Ireland of the proposed entrance to be retained, the development to be retained would not pose an undue risk to traffic safety.

Conditions

1. The development proposed to be retained shall be 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 and the development shall be completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. No surface water from roofs, paved areas or otherwise shall be permitted to discharge or drain onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent pollution.

3. The sight distance triangles as illustrated shall be maintained and kept free from vegetation or other obstructions at all times.

Reason: In the interest of traffic safety

4. The existing front boundary hedge shall be retained, except to the extent that its removal is necessary to provide for the entrance to the site.

Reason: In the interest of visual amenity.

Board Member

Date: 29/05/2019

Dave Walsh