

An
Bord
Pleanála

Board Direction
BD-015130-24
ABP-315297-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/01/2024.

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 policy objective SS3 in the Galway County Development Plan 2022 - 2028 which supports the development of Athenry as a town of Strategic Potential which will act as an important driver for the local economy, and support a large rural hinterland, in addition to the character and pattern of development on this commercial site, it is considered that subject to compliance with conditions set out below, the proposed development would not seriously injure the amenity of residential property in the vicinity and would contribute to or cause a traffic hazard. The proposed development would therefore be in accordance with the Galway County Development Plan 2022 - 2028 and would also accord with the proper planning and sustainable development of the area.


Conditions

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| 1. | The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by additional |
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	<p>information submitted on 20th October 2022, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Proposed parking spaces 1-17 identified on drawing No. Athenry Mart 2022_11_A shall be omitted and commensurate parking to serve the proposed office building shall be provided within the existing car park, in accordance with details to be submitted and agreed with the Planning Authority prior to occupation of the building. Parking spaces for the proposed office development shall be clearly delineated.</p> <p>Reason: In the interest of road safety.</p>
3.	<p>The proposed queueing and parking layout shall be delineated on the site in a permanent surface finish prior to the commencement of development.</p> <p>Reason: In the interest of road safety.</p>
4.	<p>Details of the proposed footpath and associated landscaping along the north-western boundary of the site as indicated on drawing number Athenry Mart 2022_12, shall be agreed in writing with the planning authority prior to the commencement of development and shall be implemented prior to occupation of the proposed office extension.</p> <p>Reason: In the interest of pedestrian safety and residential amenity.</p>
5.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.</p> <p>Reason: In the interest of public health.</p>
6.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation</p>

	<p>from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
7.	<p>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.</p> <p>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.</p>

Board Member



 Martina Hennessy

Date: 19/01/2024