

An
Bord
Pleanála

Board Direction
BD-014501-23
ABP-317524-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/11/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000.

The Board decided, generally in accordance with the Inspector's Recommendation, and based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Retain and Amend condition number 7 to read as follows

In relation to surface water the applicant shall comply with the following:

- a) The discharge of surface water to the main sewer/storm water infrastructure from the existing building and proposed extension is permitted.
- b) All remaining surface water generated on site shall be disposed of within the site only and to appropriately sized soakaways in accordance with BRE Digest 365 or equivalent and shall not be discharged onto the road or adjoining properties.
- c) Only clean uncontaminated storm water shall be discharged to the soakaway system.
- d) Surface waters shall discharge through an appropriately sized interceptor to EN858 standards prior to discharge to soakaways.
- e) The development shall not impair existing land or road drainage.

Reason: In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.

Retain and Amend condition number 11 to read as follows

Prior to commencement of development the applicant shall submit for the written approval of the planning authority a revised site layout plan indicating designated areas for the storage of materials. A full breakdown of materials to be stored externally shall be provided.

Reason: In the interest of clarity, visual amenity, orderly and sustainable development

Retain/Attach condition number 15 (unamended)

Reasons and Considerations

Condition 7

Having regard to the nature of the proposed development on a Brownfield site on zoned lands, the proposed surface water measures are considered to be in accordance with Policy WW10 of the Galway County Development Plan.

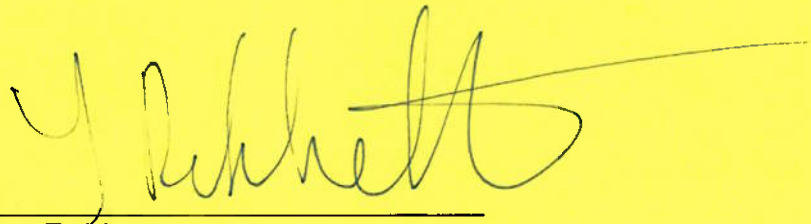
Condition 11

An element of external storage of materials is appropriate for this industrial area and in accordance with Policy Objective PSGT5 of the Galway County Development Plan.

Condition 15

The contribution was applied correctly and in accordance with the Galway County Council Development Contribution scheme 2016.

Board Member:

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Tom Rabbette

Date: 08/11/2023