



An  
Bord  
Pleanála

**Board Direction**  
**BD-017842-24**  
**ABP-318259-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2024.

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:

- (a) The design, scale and layout of the proposed development,
- (b) Noting that the proposed development does not entail a new/additional access point to the R347, or a significant intensification of the existing access onto the R347,
- (c) The provisions of the Galway County Development Plan 2022-2028, and
- (d) The location of the development site and distance from nearest European Site(s), and the lack of connections between the development site and European Sites,

it is considered that subject to compliance with the conditions set out below, the proposed development would not result in a traffic hazard and would not have a significant impact on ecology or on European sites in the vicinity, and, would be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and retained 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. A detailed design, consistent with drawing number 2013 submitted with the application, shall be agreed with the Planning Authority prior to commencement of development.

**Reason:** In the interest of visual amenity

3. Details of the materials, colours and textures of all the external finishes shall be as submitted with the application, unless otherwise agreed in writing with the Planning Authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

**Reason:** In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the Planning Authority for such works and services.

**Reason:** In the interest of public health.

- The development, as approved, shall be completed to the satisfaction of the Planning Authority within six months of this order.

**Reason:** In the interest of public safety.

**Board Member**

  
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Declan Moore

**Date:** 11/10/2024