

An  
Bord  
Pleanála

**Board Direction**  
**BD-019119-25**  
**ABP-320248-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2025.

The Board decided to grant retention permission and permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and the proposed development would be in accordance with DM Standard 28 of the Galway County Development Plan 2022-2028 in relation to sightlines and stopping distance, and DM Standard 33 in relation to Traffic and Transport Assessment, would not have a detrimental impact on local traffic conditions, traffic safety or pedestrian safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained, carried out and 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 prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall comply with the recommendations, summary and conclusions as set in the Road Safety Audit and the plans and particulars submitted with the planning application.

**Reason:** In the Interest of road safety.

3. On completion of the proposed development, a Stage 3 road safety audit shall be completed by an independent road safety auditor, at the developer's expense, and shall be submitted to the planning authority for written agreement. Any safety issues highlighted in the audit shall be reviewed and addressed by the developer at its own expense.

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

4. (a) Sight distance triangles shall be maintained and kept free from boundary walling, vegetation or other obstructions that would reduce the minimum visibility required.

- (ii) Any overhead lines and poles shall be set back in line with new proposed roadside boundary treatments at the developer's own expense before work commences on the development. No pole(s) shall be left in the sightline visibility triangles and/or left isolated from the proposed development boundary treatments or whereby they obstruct the view of the road of existing road users and/or persons accessing/exiting the site.

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

5. Within three months of the date of this Order, the developer shall submit a detailed landscaping plan and associated site layout plan which shall provide for significant screening of the development from the roadside boundaries,

which shall include native species and a timeline for the implementation of same, for the written agreement of the planning authority.

**Reason:** In the interest of proper planning and sustainable development.

6. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, as amended, shall be displayed or erected on the buildings or within the curtilage of the site without the prior agreement of the planning authority.

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

7. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the satisfactory reinstatement of the site upon cessation of the project coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

**Reason:** To ensure the satisfactory reinstatement of the site.

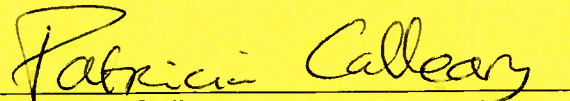
8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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.

**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.

**Board Member**

  
Patricia Calleary

**Date:** 06/03/2025