



An  
Bord  
Pleanála

**Board Direction**  
**BD-018828-25**  
**ABP-320613-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/02/2025.

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**

It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the provisions of the Galway County Development Plan 2022-2028, would not be out of character with the surrounding area, would not be visually detrimental to the area, would not impact negatively upon the current levels of residential amenity enjoyed at this location, and would, therefore, be in accordance with the proper and sustainable development of the area.

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 18<sup>th</sup> day of June, 2024, 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 retained and completed in accordance with the agreed particulars.

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

2. The lance car wash facility located adjoining the northern site boundary shall be omitted from the development.

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

3. The roller car wash shall only operate between 0700 and 1900 hours.

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

4. The noise level from the roller car wash shall not exceed 55 dB(A) rated sound level at the nearest noise-sensitive location (boundary with 1 Palmerstown Grove to the north) between the hours of 0700 and 1900 on any day. Procedures for the purpose of determining compliance with this shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

**Reason:** To protect the residential amenities of property in the vicinity.

5. The floodlights shall not be lit in such a manner so as to cause excessive glare or distraction to road users and adjoining resident properties. The floodlights shall be mounted in horizontal orientation. The developer shall comply, at its own expense, with any future requirement of the planning authority in relation to adjusting the floodlight aiming or fitting appropriate additional louvres to deal with remaining glare issues that may arise for road users and residents but which may only become apparent when the installation is commissioned.

**Reason:** In the interest of the amenities of the area.

6. No signage, advertisement or advertisement structure, including that which is exempted development under the Planning and Development Regulations 2001, as amended, other than those shown on the drawings submitted with the planning application, shall be erected or displayed on the buildings or

within the curtilage of the site unless authorised by a further grant of planning permission.

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

**Board Member**



Paul Caprani

**Date:** 05/02/2025