

An  
Coimisiún  
Pleanála

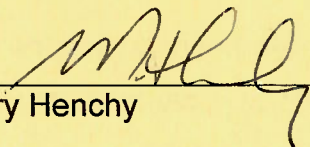
**Direction**  
**CD-020707-25**  
**ABP-322627-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 17/09/2025.

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

**Planning**

**Commissioner:**

  
Mary Henchy

**Date:** 17/09/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the policies and objectives of the Galway County Development Plan 2022-2028, the site location within a built up area, to the nature and scale of the development proposed for retention and its relationship with the surrounding area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would be acceptable and would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic and road safety, design, visual impact, and

environmental impact. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no additional signage or display panels, including any increase in the number of posters to be displayed or internal/external illumination of signs, shall be the carried out without a prior grant of planning permission.

**Reason:** To enable the planning authority to assess the impacts of any such changes on the amenities of the area.

3. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

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

4. The footpaths adjacent to the site shall not be used for bicycle storage or parking at any time and shall not be used for commercial purposes.

**Reason:** To ensure the footpaths remain open and accessible to the public.