



An
Coimisiún
Pleanála

Direction
CD-021998-26
ACP-323407-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11/03/2026.

The Commission decided by a majority of 2:1 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 Gurrie

Mary Gurrie

Date: 12/03/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Galway County Development Plan 2022-2028 and the Small Growth Village plan for An Spidéal, to the 'Village Centre' land use zoning of the subject site under which a Large Scale Convenience Shop is permitted in-principle, to the Retail Planning Guidelines for Planning Authorities 2012 (DoECLG), to the design, scale and layout of the proposed development and to the pattern of existing and permitted development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the

proposed development would provide for an appropriate form of development at this location, would not adversely impact on the visual amenity of the surrounding area and would not adversely impact upon the vitality of the village centre of An Spidéal and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out 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 9th day of July, 2025, 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. (i) Prior to the commencement of development a phasing scheme shall be submitted to the planning authority for written agreement and shall provide for the following:
 - (a) The retail store shall not become operational until water services infrastructure and flood mitigation measures proposed and permitted under planning reference number 21/1211, as amended by planning reference number 24/60146, are in place and operational.
 - (b) The retail store shall not be occupied prior to the completion of the footpath and associated public road improvements to the R-336 and L-5397.
- (ii) The duration of this permission is until the 4th day of August 2029, i.e. the date of expiration of planning reference number 24/60146.

Reason: In the interest of orderly development as the proposed development is dependent on the development of drainage and roads infrastructure permitted under other planning applications on the landholding.

3. (a) All signage relating to the retail store shall be in Irish only.
- (b) Full details of all proposed external signage shall be agreed in writing with the planning authority prior to commencement of any business therein. All proposed signage/advertisements/nameplates shall be lit, where required, by static internal illumination only and intermittent illumination shall not be installed. Further signs, symbols, emblems, nameplates or other advertising devices shall not be erected or displayed on or adjacent to the premises save with the prior agreement of the planning authority.

Reason: In the interest of visual amenity and to comply with policy objective GA 6 of the Galway County Development Plan 2022-2028.

4. (a) Details (including samples) of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to and agreed in writing with the planning authority prior to commencement of development.
- (b) Any new/recessed boundaries/wall at public roads/footpaths shall be of natural stone.

Reason: In the interest of visual amenity.

5. Prior to the commencement of development details of the pedestrian link to An Ceardlann craft village shall be submitted to the planning authority for agreement.

Reason: In the interest of pedestrian accessibility.

6. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

7. Security roller shutters, if installed, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of the 'open lattice' type and shall not be used for any form of advertising, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interest of visual amenity and residential amenity.

9. The landscaping scheme shown on drawing number 24362-2-101, as submitted to the planning authority on the 12th day of February, 2025 shall be carried out within the first planting season following substantial completion of external construction works.

In addition to the proposals in the submitted scheme, the following shall be carried out: Additional street trees (minimum 10 number) and hedgerow planting shall be provided along the section of the relief road bounding the Primary Care Centre until it reaches the northern boundary of the subject site.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

10. (a) Prior to the commencement of development the developer shall enter into a connection agreement with Uisce Éireann to provide for a service connections to the public water supply and wastewater collection network.
- (b) Unless otherwise agreed in writing with the planning authority, the connections shall be in accordance with the drainage layout and details as permitted on planning reference number 21/1211 as amended by planning reference number 24/60146.

Reason: In the interest of public health and to ensure adequate water/ wastewater facilities and in the interest of clarity.

11. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. No water shall discharge from the site onto the public road.

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

12. (a) Prior to commencement of development the developer shall submit for the written agreement of the planning authority detailed construction drawings and an associated construction management plan in relation to the works proposed to the R-336 junction and works to the L- 5397, including new surface pavement to the full width of L-5397 realigned carriageway to conform to 6 metres road width, road marking and signage, public lighting and surface water drainage.
- (b) The proposed 1.35 metres wide roadside pedestrian footpath link along the R-336 shall be upgraded to reflect a footpath width of a minimum effective width of 1.8 metres.
- (a) Sight distance triangles shall be maintained and kept free from boundary walling, vegetation, or other obstructions that would reduce the minimum visibility required.

Reason: In the interest of traffic safety.

13. (a) The road network serving the proposed development, including junctions, parking areas, turning bays, footpaths, and kerbs shall comply with the detailed construction standards of the planning authority for such works

and design standards outlined in Design Manual for Urban Roads and Streets (DMURS). Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority.

- (b) Details of all locations and materials to be used shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of traffic safety.

14. Bicycle parking for 20 number bicycles shall be provided in accordance with Standards DMS 31(f) of the development plan. Details shall be agreed with the planning authority prior to the commencement of development.

Reason: In the interest of sustainable transport.

15. A minimum of 10% of all car parking spaces shall be provided with functioning electric vehicle charging stations/points.

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

16. (a) Prior to commencement of the development, the developer shall commission a road safety audit (stage 2) that will review the detailed design drawings and measures recommended by the earlier audit (stage 1 / stage 2) and accepted by the designer. Recommendations arising from the stage 2 audit, or alternative measures proposed therein by the developer and accepted by the auditor, shall be incorporated into the final design of the development at the expense of the developer. The audit shall be completed by an independent road safety auditor, at the developer's expense, and shall be submitted for the written approval of the planning authority.
- (b) On completion of the development, a stage 3 road safety audit shall be completed by an independent road safety auditor, at the developer's expense, and submitted for the written approval of the planning authority. Any safety issues highlighted in the audit shall be reviewed and addressed by the developer at their expense and shall be submitted for the written approval of the planning authority.

Reason: In the interest of road safety.

17. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of amenity and public safety.

18. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:
- (a) location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
 - (b) location of areas for construction site offices and staff facilities;
 - (c) details of site security fencing and hoardings;
 - (d) details of on-site car parking facilities for site workers during the course of construction;
 - (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage
 - (f) measures to obviate queuing of construction traffic on the adjoining road network;
 - (g) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
 - (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
 - (i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
 - (j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;

- (k) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers, drains or watercourses; and
- (l) mitigation measures as set out in the Ecological Impact Assessment report received by An Coimisiún Pleanála on the 23rd day of September, 2025.

Reason: In the interest of amenities, public health and safety and environmental protection.

19. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

20. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, and between 0800 and 1400 hours on Saturdays and not at all on Sundays, Bank or Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

21. (a) The hours of operation of the discount foodstore shall be between 0800 hours and 2200 hours Mondays to Saturdays and between 1030 hours and 2100 hours on Sunday unless otherwise agreed in writing with the planning authority.
- (b) The delivery hours of the discount foodstore shall be between 0700 hours and 2100 hours Mondays to Saturdays and between 0800 hours to 2000

hours on Sundays or public holidays unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential amenity.

22. 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 Coimisiún 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.