



An
Coimisiún
Pleanála

Direction
CD-021447-25
ACP-323550-25

The submissions on this file and the Inspector's report were considered at a meeting held on 01/12/2025.

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:

Date: 02/12/2025

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design, layout and scale of the proposed development, the pattern of development in the area and the established use of electric vehicle charging points at this location, in addition to the relevant provisions of the Galway City Development Plan and the Climate Action Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would not would not result in an unacceptable loss of car parking in the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. No advertising signage is permitted as part of this grant of permission.

Reason: In the interest of clarity.

3. Prior to the commencement of development the developer shall submit to, and agree in writing with, the planning authority a landscaping scheme for the site. Details shall include the following:

- (a) the scheme shall include details of the materials for all hard and soft areas and the location, numbers and species of all existing and proposed planting and trees (this should be from a range of native species) within the confines of the site,
- (b) the scheme when approved shall be carried out within the first planting season following the completion of the proposed development unless otherwise agreed in writing with the planning authority, and
- (c) the transplanting of birch trees on site and as indicated on the proposed site plan shall be carried out to the satisfaction of the planning authority.

Any trees proposed to be removed shall be replaced and relocated tree species shall be clearly shown on the proposed landscaping scheme.

Reason: In the interests of biodiversity and visual amenity.

4. The developer shall comply with all requirements of the planning authority in relation to roads, access, lighting and parking arrangements, including facilities for the recharging of electric vehicles. In particular, the following shall be submitted to the planning authority for written agreement, prior to the commencement of any works on site:
 - (a) revised site layout plan, at an appropriate scale, which indicates clear directional vehicular, cyclist and pedestrian markings through the site,
 - (b) provision of accessible parking bays in line with national standards, and
 - (c) delineate pedestrian routes for access/egress to the proposed parking areas/electric vehicle units in context with the existing car park.

Reason: In the interests of traffic, cyclist and pedestrian safety.

5. The construction of the development shall be managed in accordance with a Final Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall provide, inter alia, details and location of proposed construction compounds, details of intended construction practice for the development, including hours of working, noise and dust management measures, details of arrangements for routes for construction traffic, parking during the construction phase, and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety.

6. 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. Details shall provide for the following:

- (a) the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services, and
- (b) the modular station shall have a sealed access point.

Reason: To prevent flooding and in the interest of sustainable drainage.