

An  
Coimisiún  
Pleanála

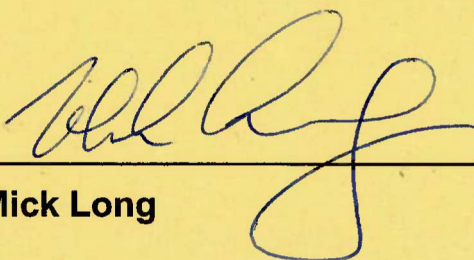
**Commission Direction**  
**CD-000580**  
**PL-500130-GY**

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The submissions on this file and the Inspector's report were considered at a meeting held on 15 May 2026.

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

**Planning Commissioner:**



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**Mick Long**

**Date:**

**15<sup>th</sup> day of May 2026**

### **Reasons and Considerations**

Having regard to the location of the site within the serviced urban area of Portumna to the policies and Development Management standards within the current Galway County Development Plan 2022-2028, specifically DM28 in relation to sightlines, Policy objective NR3 and DM 33A in relation to the submission of a Road Safety Audit and DM67 in relation to submitting Sustainable Drainage Systems (SuDS) and noting the response of Transport Infrastructure

Ireland to the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would provide for a structured, considered and modest extension of an existing surface car park, provide for dedicated electric vehicle parking and charging facilities, disabled and parent and child parking, improved pedestrian safety zones within the surface car park, a rationalisation of the existing established and permitted entrance/ egress arrangements onto Dominic street and enhanced permeability to Clonfert Avenue and would be in accordance with road safety, access and car parking standards as set out within the current development plan and Design Manual for Urban Roads and Streets (DMURS) and would not result in the creation of a traffic hazard or adversely impact upon vulnerable road users. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be constructed in accordance with the plans and particulars lodged with the application on the 3rd day of October 2024 and on the 2<sup>nd</sup> day of September 2025 and as submitted to Coimisiún Pleanála on the 23<sup>rd</sup> day of October 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 (a) All of the recommendations as set out within the combined Stage 1 of 2 Road Safety Audit submitted to the planning authority on the 2<sup>nd</sup> day of September 2025 shall be implemented in full prior to the commissioning of the proposed additional car parking spaces.

(b) The existing western access onto Dominic Street shall be closed upon completion of the widened existing eastern access onto Dominic Street and the new entrance at Clonfert Avenue and on completion of all recommendations as set out within the combined Stages 1 and 2 Road Safety Audit.

**Reason:** In the interest of pedestrian and traffic safety.

3 (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roof, paved areas or otherwise shall discharge onto the public road or adjoining properties.

(b) Water supply and drainage arrangements, including attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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

4 Details of external signage shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of architectural heritage.

5. (a) The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths, signage 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). (b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. 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 amenity and of traffic and pedestrian safety.

9 The construction of the development shall be managed in accordance with the Construction Management Plan to be submitted and agreed in writing with the Planning Authority prior to the commencement of development. The Management plan shall include measures to address issues in relation to waste management, management of dust, noise vibration, traffic and deliveries management and hours of construction and any other matters that are deemed appropriate for inclusion in the Plan.

**Reason:** In the interests of sustainable waste management and residential amenity.

10 Prior to the commencement of development details of the materials to be used within the bicycle parking shelters, including provision of adequate illumination. shall be submitted to, and agreed in writing with, the planning authority:

**Reason:** In the interest of public safety and sustainable transportation.

11 The proposed designated Electric vehicle car parking spaces shall be provided with electrical connection points, to allow for functional electric vehicle charging. Details of how it is proposed to manage the electric vehicle car parking spaces in conjunction with the overall parking scheme for the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of sustainable transportation.

12 The recommendations of the Consultant Ecologist as set out within the bat and bird Survey report submitted to the Planning Authority on the 2<sup>nd</sup> day of September 2025 in terms of lighting within the site shall be incorporated in full within the internal lighting scheme for the subject site. A report prepared by a suitably qualified professional confirming the implementation of these lighting measures shall be submitted for the written confirmation of the Planning Authority within three months of the completion of the development.

**Reason:** In the interest of biodiversity and sustainability.

14 The demolition of the outbuildings shall take place outside of the nesting season which is between the 1<sup>st</sup> day of March and the 31<sup>st</sup> day of August each year.

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