



An  
Coimisiún  
Pleanála

Commission Direction  
CD-000497  
PL-500757-GY-26

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The submissions on this file and the Inspector's report were considered at a meeting held on 24 April 2026.

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:

Stephen Bohan

Date:

30<sup>th</sup> day of April 2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to:

- The policies and objectives of the Galway County Development Plan 2022-2028

- The policies and objectives of the Ballinasloe Local Area Plan 2002-2028
- The planning history of the site
- The established development pattern in the vicinity, and
- The nature and scale of the development,

it is considered that, subject to compliance with the conditions set out below, the development proposed would be acceptable in terms of zoning, layout, and design, and would not seriously injure the amenities of the area, nor adversely affect traffic safety, nor the setting or character of the protected structure (RPS 3111). The proposed development 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, 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. This permission is for the vehicle access gate only. The pedestrian access gate is not approved.

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

3. The proposed development shall be amended as follows:
  1. The existing boundary walls shall be retained in their entirety except where removal is required for the construction of the vehicular entrance to the site (i.e. no new walls, or side walls are permitted under this consent).
  2. No works shall be carried out within 5 metres of the protected structure (reference RPS 3111) and detailed provisions shall be put in place to ensure the protected structure, its setting, and character are adequately safeguarded during the construction phase.
  3. No part of the pillars hereby permitted shall exceed 1.1m in height and no part of the vehicular access gate hereby permitted shall exceed 1.0m in height when measured from the roadside level.
  4. Any pillars required for the entrances here permitted shall be constructed of natural stone or similar and shall be tied into the existing roadside boundary to the satisfaction of the Planning Authority. The stone from the existing wall will be used, where possible, unless otherwise agreed.
  5. The width of the vehicular access gate shall not exceed 3.5m and shall open inwards only and shall be finished in a manner that contributes to the setting to the satisfaction of the Planning Authority.

Revised drawings and details showing compliance with these requirements and the nature of proposed finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development and the development will be carried out in accordance with these agreed revised plans.

**Reason:** In the interests of visual and residential amenity, and to ensure the protection of the character and amenity of the Protected Structure (RPS Ref. 3111).