

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Galway County

Planning Register Reference Number: 16/582

An Bord Pleanála Reference Number: PL 07.247449

APPEAL by Chris Brogan care of McCarthy Keville O'Sullivan of Block 1, G.F.S.C., Moneenageisha Road, Galway against the decision made on the 28th day of September, 2016 by Galway County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a new service station, and associated site development works to consist of the provision of a vehicular entrance from the N17 (rationalising two existing access into one); provision of six number pump island car/van forecourt with canopy over (maximum height of circa 6.175 metres) and one number HGV forecourt together with underground fuel storage tanks and ancillary pipe works; an amenity building (610 square metres total gross floor area) (maximum height of circa 6.515 metres) including a convenience store with off-licence (total 100 square metres net retail sales area), three number food offers (including a drive thru facility) with communal seating area; w.c. facilities; ancillary food preparation, storage, external seating areas; parking for 106 number cars, HGV and coach parking; one number illuminated totem sign (measuring circa 6.5 metres in height); signage on the services building and canopy (illuminated and non-illuminated); and all other ancillary site development, landscaping, lighting and boundary works. The development also includes the provision of an internal access road, the demolition and removal of an existing tractor sales and repair building and yard, the retention of any infill material and culverting/diversion of existing streams surrounding the site at Killeelaun, Galway Road, Tuam, County Galway.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the scale of the proposed development and the provisions of the Tuam Local Area Plan 2011 to 2017 for lands zoned "I" for industrial use, the proposed restaurants would not be compatible with the industrial zoning objective for the site. Furthermore, having regard to the proposed range of retail and restaurant uses taken in conjunction with the extensive parking provisions for cars, coaches and HGVs, and the proximity of the proposed service station to a roundabout junction with the M18/M17 - Tuam Bypass – N17, the proposed development, which would serve motorway traffic, would not be compatible with the industrial zoning objective for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to:

- The policies and objectives set out in Spatial Planning and National Roads - Guidelines for Planning Authorities, issued by the Department of the Environment Community and Local Government in January, 2012, the County Galway Development Plan 2015-2021 and the Tuam Local Area Plan 2011-2017;
- The pattern of development in the area including recent planning permissions granted for service station development in the vicinity of the site;
- The new road layout for the surrounding area which is both under construction and proposed; and
- The scale, intensity and traffic generating potential of the proposed service station, taken in conjunction with its proximity to, and location along, the approach road to the roundabout junction with the M18/M17 - Tuam Bypass - N17;

it is considered that the proposed development would give rise to an increased risk of collision along this section of road network, would not be compatible with national and local transport planning policy and would endanger public safety by reason of traffic hazard and an obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.