



An
Bord
Pleanála

Board Order PL 07.248065

Planning and Development Acts 2000 to 2016

Planning Authority: Galway County Council

Planning Register Reference Number: 16/1201

Appeal by Chris Brogan care of McCarthy Keville O'Sullivan Limited of Block 1, G.F.S.C., Moneenageisha Road, Galway against the decision made on the 26th day of January, 2017 by Galway County Council to refuse permission to the said Chris Brogan.

Proposed Development The provision of a new replacement tractor sales and repair building (1,087.30 square metres total gross floor area) (maximum height 7.745 metres), external building signage, vehicle display areas, staff and customer car parking, external circulation space, perimeter fencing, landscaping, two number free-standing totem signs (both measuring circa 6.5 metres in height) and all other ancillary site development works. The development also includes a new vehicular access onto a new internal access road currently proposed under planning register reference number PL 16/582, the retention of any infill material and culverting/diversion of existing streams surrounding the site as necessary to allow for the construction of the building, all at Killeelaun, Galway Road, Tuam, County Galway.

Decision

REFUSE permission for the above proposed development in accordance with 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. The proposed development is located within an area largely zoned 'A' for agricultural use under the provisions of the Tuam Local Area Plan 2011-2017, where 'service garages' are not normally permitted. It is considered that the proposed development would conflict with the zoning objectives for the area which seeks 'to protect rural character and provide for agriculture and non-urban uses' and would, therefore, be contrary to the provisions of the Local Area Plan and the proper planning and sustainable development of the area.
2. It is considered that the proposed development located on land reserved for the future development of the Tuam Inner Relief Road/Streets scheme would materially contravene Objective RT5 of the Tuam Local Area Plan 2011-2017, which seeks to protect the lands from future development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

