



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 17/1321

Appeal by Steeltech Garden Sheds Limited care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo against the decision made on the 30th day of January, 2018 by Galway County Council to refuse permission for the proposed development.

Proposed Development: Development consisting of the upgrading/modification of an existing (southwestern) access road, currently serving Steeltech Sheds, and permitted (under Planning Register Reference Number 16/437) to serve a filling station, forecourt and 'drive thru' facility, and is proposed to serve a redeveloped Lidl premises adjoining (permission for which to be sought under separate concurrent planning application), and all other associated and ancillary development and works above and below ground level, all at Farranamartin, Galway Road, Tuam, County Galway.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

Having regard to the location of the site in an urban area within the development boundary of the Tuam Local Area Plan 2011-2017 and to the zoning objective for the site, it is considered that, subject to compliance with the conditions set out below, the traffic movements on the adjoining regional road, the R942, generated by the proposed development, which involves the amalgamation of two, two-way vehicular entrances for two adjoining permitted developments, would be acceptable in terms of traffic safety and convenience, would not endanger public safety by reason of traffic hazard and would not adversely impact on the future provision and capacity of the inner relief routes scheme provided for within the Local Area Plan or the operational capacity of the national strategic road network. 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, as amended by the further plans and particulars submitted on the 19th day of January, 2018, 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 the 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. Prior to commencement of development the developer shall submit to, and agree in writing with, the planning authority, a Road Safety Audit and accompanying revised drawings, if required, for the proposed design and layout shown on Drawing SRC 105 100 F lodged with the planning authority on the 19th day of January, 2018, providing for pedestrian safety and potential movement of HGV's, the recommendations of which shall be fully implemented.

Reason: In the interest of good traffic management and pedestrian and vehicular safety.

3. No access shall be taken to the road hereby permitted from the adjoining site to the east, the subject of planning permission granted by An Bord Pleanála under appeal reference number PL07.247306 (planning register reference number 16/437), unless that permission is taken up or a separate planning permission for these lands has been granted.

Reason: In the interest of the satisfactory integration of traffic circulation on and off the access road and road safety.

4. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected unless authorised by a further grant of planning permission.

Reason: To facilitate planning review in the interest of the amenities of the area.

5. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of amenity and orderly development.

6. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000 in respect of improvements works to the R942 regional road to the west of the site, as indicated on Drawing Number SRC-105-100 F. The amount of the contribution shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála for determination. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

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

Dated this day of 2018.