



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 18/43

Appeal by Issac Connolly of 59 Palace Fields, Tuam, County Galway against the decision made on the 14th day of March, 2018 by Galway County Council to grant subject to conditions a permission to Bar One Racing care of Padraic Hession and Associates of Unit 6 Galway Technology Park, Parkmore, Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use of Ground floor commercial unit to betting shop and all associated works and services at Townparks 3rd Division, 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 size and significance of Tuam in County Galway as an important regional settlement with a large rural hinterland, to the zoning objective “C: *Town Centre/Commercial*”, as set out in the Galway County Development Plan 2017-2023, to the proposed location within an existing ground floor commercial unit in the town centre, to the distribution of existing betting office development in the central commercial core of Tuam, and, to the limited extent of changes to the existing shopfront and fascia proposed comprising fascia painting and individually mounted lettering, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or the visual amenities and architectural character of the Architectural Conservation Area, would not adversely affect the viability and vitality of the town centre and 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. The proposed shopfront shall be in accordance with the following requirements:-
 - (a) signs shall be restricted to a single fascia sign using sign writing, hand-painted lettering or individually mounted lettering,
 - (b) lighting shall be external only,
 - (c) no external roller shutters, awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission, and

(d) no adhesive material shall be affixed to the windows or the shopfront.

Details of all signage and lighting shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

Reason: In the interest of the visual amenities of the architectural conservation area.

3. Drainage arrangements shall be in accordance with the requirements of the planning authority.

Reason: In the interest of clarity.

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

Dated this day of 2018.