

An
Bord
Pleanála

**Board Order
ABP-309636-21**

Planning and Development Acts 2000 to 2021

Amendment of Board Order

Planning Authority: Galway County Council

Planning Register Reference Number: 20/1918

Development Concerned: The provision of a 2,278 square metre discount food store including off-license use and also including roof mounted plant and solar panels. (Net retail area: 1,200 square metres). The provision of two number standalone retail units – Retail Unit 1 (139 square metres) and Retail Unit 2 (279 square metres). The provision of five number residential dwellings (Ground Floor Area: 592 square metres) comprising one number four bedroom detached unit, four number three bedroom semi-detached units. Provision of signage for discount food store and retail units. Provision of shared communal and private open space, pedestrian and vehicular access, alterations to existing car parking arrangements, appropriate landscaping and boundary treatments, street furniture, an ESB substation, 112 number car parking spaces, 30 number cycle spaces and all other site development works and services ancillary to the proposed development at An Fuarán, Moycullen, County Galway.

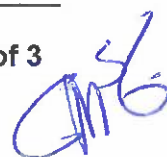
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WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 21st day of December, 2022:

AND WHEREAS it has come to the attention of the Board that due to a clerical error the Bond condition was omitted from the Board Order,

AND WHEREAS the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of the decision,

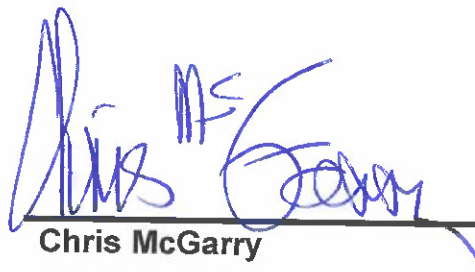
AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from any person who had made submissions or observations to the Board in relation to the appeal the subject of this amendment,



NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision by insertion of a new condition as follows:

17. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.



Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**



Dated this

12th day of **April**

2023