

An
Bord
Pleanála

Board Order
ABP-309829-21

Planning and Development Acts 2000 to 2021

Planning Authority: Galway County Council

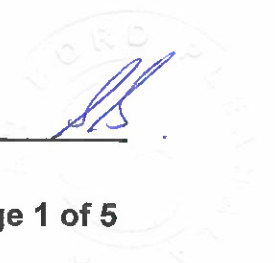
Planning Register Reference Number: 20/1025

Appeal by Michael Mór Breathnach of Tully, Ballynahown Post Office, County Galway against the decision made on the 4th day of March, 2021 by Galway County Council to grant subject to conditions a permission to Mylan Teoranta care of Derek Conneely Architects of Level One, Loisban Business Park, Tuam Road, Galway in accordance with plans and particulars lodged with the said Council:

Proposed Development: Provision of car park and all associated site works at Coill Rua Thair, Inverin, 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 established and permitted industrial uses on the site, and the shortfall in car parking facilities to serve the established use on site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the economic and enterprise policies and objectives as set out within the Galway Development Plan 2015-2021, and the Draft Galway Development Plan 2022-2028 and would not adversely impact on the local receiving environment. 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 to the planning authority on the 24th day of November 2020 and the 9th day of February 2021, 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.

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2. Prior to the use of the development hereby permitted and within three months of the date of this Order, the developer shall submit to the planning authority for written agreement, a copy of the mobility management plan to be implemented at the development. The mobility management plan shall be prepared in accordance with the National Transport Authority publication "Workplace Travel Plans: A Guide for Implementers" and shall clearly outline the targets to be achieved, the measures to be implemented and the monitoring system in place to evaluate its implementation.

Reason: In the interest of proper planning and sustainable development.

3. A minimum of 10% of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fitout of charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transport.

4. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:-

- (a) details of all proposed hard surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development;
- (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;
- (c) details of proposed street furniture, including bollards, lighting fixtures and seating;
- (d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

5. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

6. Site development works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

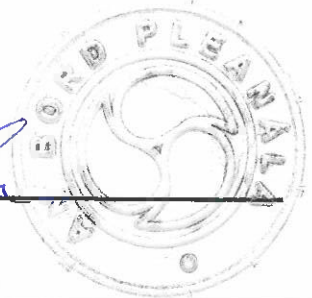
Reason: In order to safeguard the residential amenities of property in the vicinity.

7. Public Lighting for the development shall be provided in accordance with a scheme as submitted to the planning authority on the 24th day of November 2020, which shall include lighting along pedestrian routes, final details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the first use of the new car parking area.

Reason: In the interests of pedestrian and traffic safety.


Stephen Bohan

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



Dated this 26th day of April 2022.