

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/1265

Appeal by Oranmore Autowash Limited of Station Road, Oranmore, County Galway and by Forth Concepts Limited of Station Road, Oranmore, County Galway against the decision made on the 24th day of February, 2023 by Galway County Council to grant subject to conditions a permission to Siorap Investments Limited care of MKO, Planning and Environmental Consultants of Tuam Road, Galway in accordance with plans and particulars lodged with the said Council:

Proposed Development: External alterations to the existing commercial unit comprising: the provision of a new external wall with punch windows to the northern and southern elevations, the provision of punch windows to the eastern elevation, the provision of a new roof plant within a timber enclosure, the provision of a new external lift core, the provision of a new balustrade on an existing second floor balcony, alterations to the existing basement carpark to facilitate the provision of the proposed lift shaft and risers, the provision of two number plant areas located at ground level adjacent to the building and all associated site development works required to facilitate the proposal at City Limits Complex, Carrowmoneash, Oranmore, 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.

Reasons and Considerations

Having regard to the location of the site within a serviced urban area, to the economic policies and objectives of the Galway County Development Plan 2022-2028, specifically EL1 in relation to the enhancement of key employment locations including Oranmore, part of the Galway Metropolitan Area, to the nature of the alterations, and to the pattern of commercial development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would integrate appropriately with the existing commercial building on site and would not adversely impact on the amenities of adjoining commercial development or of the wider area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be constructed 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 new external wall and punch windows proposed to the north elevation shall be omitted.

Reason: To protect the amenity of adjoining property from adverse impact due to direct overlooking at close proximity to the boundary between the subject site and the adjoining property.

3. Details of the materials, colours, and textures of all the external finishes to the proposed development, including details of the balustrade shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.


Reason: In the interest of visual amenity.


4. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roof, paved areas or otherwise shall discharge onto the public road or adjoining properties.
- (b) Water supply and drainage arrangements, including attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.



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

5. No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.


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



Dated this  day of  2024