

An
Bord
Pleanála

Board Order
ABP-317524-23

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 23/23

APPEAL by Quitmann O'Neill Packaging Limited care of Conor Hayes of Kiltormer, Ballinasloe, County Galway against the decision made on the 9th day of June, 2023 by Galway County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolish existing ground floor office space, construct new two-storey office and administration building with elevational changes and new signage to the existing building, construct a new warehouse building and all associated works, all at existing premises at Saint Brendan's Road, Portumna, County Galway.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to AMEND condition numbers 7 and 11 so that they shall be as follows for the reasons set out and to ATTACH condition number 15 and the reason therefor.

7. In relation to surface water, the developer shall comply with the following requirements:
 - (a) The discharge of surface water to the main sewer/storm water infrastructure from the existing building and proposed extension is permitted.
 - (b) All remaining surface water generated on site shall be disposed of within the site only and to appropriately sized soakaways in accordance with BRE Digest 365 or equivalent and shall not be discharged onto the road or adjoining properties.
 - (c) Only clean uncontaminated storm water shall be discharged to the soakaway system.
 - (d) Surface waters shall discharge through an appropriately sized interceptor to EN858 standards prior to discharge to soakaways.
 - (e) The proposed development shall not impair existing land or road drainage.

Reason: In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.

11. Prior to commencement of development, the developer shall submit for the written approval of the planning authority a revised site layout plan indicating designated areas for the storage of materials. A full breakdown of materials to be stored externally shall be provided.

Reason: In the interest of clarity, visual amenity, orderly and sustainable development.

Reasons and Considerations

Condition 7

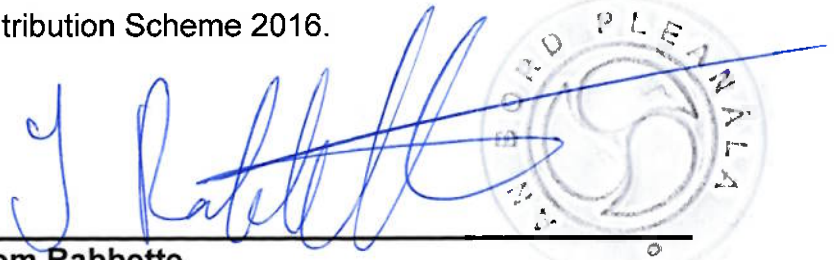
Having regard to the nature of the proposed development on a Brownfield site on zoned lands, the proposed surface water measures are considered to be in accordance with Policy WW10 of the Galway County Development Plan.

Condition 11

An element of external storage of materials is appropriate for this industrial area and in accordance with Policy Objective PSGT5 of the Galway County Development Plan.

Condition 15

The contribution was applied correctly and in accordance with the Galway County Council Development Contribution Scheme 2016.



Tom Rabbette

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

Dated this *8th* day of *Nov* 2023.