

An
Bord
Pleanála

Board Order ABP-318259-23

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 2360842

Appeal by CRB Property Consultants Limited care of APS Consulting Engineers of Lackagh, Turloughmore, County Galway against the decision made on the 19th day of September, 2023 by Galway County Council to refuse permission for the proposed development.

Proposed Development: Retention of an existing agricultural entrance & associated works and the carrying out of alterations to the existing entrance to include the provision of a separate access to the existing dwellinghouse and agricultural lands, and all associated works at Rooaunmore, Ardrahan, 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:

- (a) the design, scale and layout of the proposed development,
- (b) the fact that the proposed development does not entail a new/additional access point to the R347, or a significant intensification of the existing access onto the R347,
- (c) the provisions of the Galway County Development Plan 2022-2028, and
- (d) the location of the development site and distance from nearest European Site(s), and the lack of connections between the development site and European Sites,

it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not endanger public safety by reason of traffic hazard, would not have a significant impact on ecology or on European sites in the vicinity, and, therefore, would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained 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 within three months from the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. A detailed design, consistent with drawing number 2013 submitted to the planning authority with the appeal, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Details of the materials, colours and textures of all the external finishes shall be as submitted with the application, unless otherwise agreed in writing with the planning authority within three months from the date of this order. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.


Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The development, as approved, shall be completed to the satisfaction of the planning authority within six months from the date of this order.

Reason: In the interest of public safety.



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

Dated this 17th day of October 2024