

An
Coimisiún
Pleanála

Commission Order
ACP-323407-25

An tAcht um Pleanáil agus Forbairt, 2000, arna leasú
Planning and Development Act 2000, as amended

Údarás Pleanála: Comhairle Contae na Gaillimhe
Planning Authority: Galway County Council

Uimhir Thagartha ar an gClár Pleanála: 25/60144
Planning Register Reference Number: 25/60144

Achomharc ó Fhóram Chois Fharráige um Pleanáil Teanga CTR agus ó dhaoine eile in aghaidh an chinnidh a rinne Comhairle Contae na Gaillimhe an 30^ú lá de mhí Iúil 2025 cead a dheonú, faoi réir coinníollacha, do Aldi Stores (Ireland) Limited, i gcomhréir le pleananna agus sonraí a taisceadh leis an gComhairle sin.

Appeal by Fóram Chois Fharráige um Pleanáil Teanga CTR and by others against the decision made on the 30th day of July, 2025 by Galway County Council to grant subject to conditions a permission to Aldi Stores (Ireland) Limited in accordance with plans and particulars lodged with the said Council.

Forbairt Bheartaithe: Siopa bia lascaine aon stóir (lena n-áireofar úsáid eisceadúnais) ina mbeidh achar urláir comhlán de thart ar 1,913 mhéadar chearnacha (ina mbeidh achar miondíola glan de 1,315 mhéadar chearnacha), fostáisiún agus seomra lasc neamhspleách BSL (ina mbeidh thart ar 22 mhéadar chearnacha) agus scéim neamhspleách aisíoca éarlaise (ina mbeidh thart ar 20 méadar cearnach) a thógáil. Áirítear leis an bhforbairt cuaille fógraíochta amháin a bheidh soilsithe go himheánach a chur suas ag imeall thoir an láithreáin ar an LS397 i mBaile Éamoinn, cúig cinn de chomharthaí siopa a chur suas ag ingearchló theas, ag ingearchló thiar agus ag ingearchló thoir, agus comhartha íseal-leibhéil a chur suas ar an taobh thuaidh d'acomhal an R336/Barr na gCurragh agus Baile Éamoinn (thart ar 23.6 méadar cearnach san iomlán d'achar comharthaíochta). Áirítear leis an bhforbairt bheartaithe 123 cinn de spásanna páirceála carranna (lena n-áirítear 17 gcinn a ceadaíodh roimhe sin faoi uimhir thagartha 21/2211 ar an gclár pleanála), mar aon le ceithre cinn de spásanna d'fheithiclí leictreacha, cúig cinn de spásanna inrochtana, agus naoi gcinn de spásanna do thuismitheoirí agus do leanaí, agus 16 cinn de spásanna páirceála rothar a bheidh suite laistigh den limistéar páirceála in aice leis an siopa. Is ó bhóthar áitiúil Bhaile Éamoinn ar an gcuid thuaidh den R336 a bheidh rochtain ag feithiclí agus ag coisithe ar an láithreán (mar atá ceadaithe faoi uimhir thagartha 21/2211 ar an gclár pleanála, a leasaíodh faoi uimhir thagartha 24/60146 ar an gclár pleanála), agus is ag coisithe a bheidh rochtain bhreise a nascfaidh le Ceardlann an Spidéil ag an imlíne thiar. Áirítear leis an bhforbairt bheartaithe na hoibreacha innealtóireachta uile, na hoibreacha tírdhreachaithe uile, na cóireálacha teorann uile, an soilsiú ar fad, an limistéar gléasra seachtrach iata ar fad, na grianphainéil uile ar leibhéal dín agus na hoibreacha forbartha láithreáin uile chun an scéim a éascú, agus iad go léir suite ag an Spidéal Thiar, ar an taobh thiar den LS397 i mBaile Éamoinn, Contae na Gaillimhe.

Proposed Development: Construction of a single storey discount foodstore (to include off licence use) with a gross floor area of circa 1,913 square metres (net retail area 1,315 square metres), standalone ESB substation and switch room (circa 22 square metres) and standalone deposit return scheme (circa 20 square metres). The development includes the erection of one number internally illuminated totem sign at the eastern edge of the site at the LS397 Baile Eamoinn, five number store signs at southern, western and eastern elevations and a low-level sign north of the junction of the R336 Barr Na gCurragh and Baile Eamoinn (circa 23.6 square metres signage area in total). The proposed development includes 123 number car parking spaces (including 17 number as previously permitted under planning register reference number 21/2211) with four number EV spaces, five number accessible spaces and nine number parent and child spaces, with 16 number bicycle parking spaces within the car parking area adjacent to the store. Vehicular and pedestrian access to the site will be taken from the Baile Eamoinn local road branching north from the R336 (as permitted under planning register reference number 21/2211 amended under planning register reference number 24/60146), with additional pedestrian access linking to Ceardlann An Spidéal at the western perimeter. The proposed development includes all engineering works, landscaping works, boundary treatments, lighting, enclosed external plant area and solar panels at roof level and site development works to facilitate the scheme, all at An Spidéal Thiar, West of LS397 Baile Eamoinn, County Galway.

Cinneadh/Decision

Cead a DHEONÚ don fhorbairt bheartaithe thuas i gcomhréir leis na pleananna agus na sonraí luaite, bunaithe ar na cúiseanna agus na cúinsí faoi bhun agus faoi réir na gcoinníollacha atá leagtha amach thíos.

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.

Cúiseanna agus Cúinsí/Reasons and Considerations

Ag féachaint do na forálacha de Phlean Forbartha Contae na Gaillimhe 2022-2028 agus den phlean Sráidbhaile Fáis Bhig don Spidéal, do chriosú úsáide talún 'Lárionaid Shráidbhailtigh' an láithreáin faoina bhfuil siopa áise mórscála ceadaithe i bprionsabal, do na Treoirínte Pleanála Miondíola d'Údaráis Áitiúla (2012), do dhearadh, scála agus leagan amach na forbartha beartaithe, agus do phatrún na forbartha láithrí agus ceadaithe sa limistéar mórthimpeall, meastar, faoi réir na coinníollacha atá leagtha amach thíos a chomhlíonadh, go mbeadh an fhorbairt bheartaithe ina cineál cuí forbartha ag an láthair seo, nach mbeadh drochthionchar aici ar thaitneamhacht amhairc an limistéir mórthimpeall, nach mbeadh drochthionchar aici ar inmharthanacht lárionad sráidbhailteach an Spidéil agus, dá bhrí sin, go mbeadh sí i gcomhréir le pleanáil chuí agus forbairt inchothaithe an limistéir.

Having regard to the provisions of the Galway County Development Plan 2022-2028 and the Small Growth Village plan for An Spidéal, the 'Village Centre' land use zoning of the site under which a large scale convenience shop is permitted in principle, the Retail Planning Guidelines for Planning Authorities (2012), the design, scale and layout of the proposed development, and the pattern of existing and permitted development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for an appropriate form of development at this location, would not adversely impact on the visual amenity of the surrounding area, would not adversely impact on the vitality of the village centre of An Spidéal, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Coinníollacha/Conditions

1. Déanfar an fhorbairt bheartaithe agus críochnófar í i gcomhréir leis na pleananna agus na sonraí a taisceadh in éineacht leis an iarratas, mar a leasaíodh leis na pleananna agus na sonraí breise a fuair an t-údarás pleanála an 9^ú lá de mhí Iúil 2025 agus a fuair an Coimisiún Pleanála an 23^ú lá de mhí Mheán Fómhair 2025, seachas de réir mar is gá ar shlí eile chun na coinníollacha seo a leanas a chomhlíonadh. I gcás go gceanglófar leis na coinníollacha sin go gcomhaontófaí mionsonraí leis an údarás pleanála, comhaontóidh an forbróir le mionsonraí den sórt sin i scríbhinn leis an údarás pleanála sula dtosófar an fhorbairt bheartaithe, agus déanfar an fhorbairt agus críochnófar í i gcomhréir leis na sonraí comhaontaithe.

Cúis: Ar mhaithe le soiléire.

2. Sula dtosófar an fhorbairt, cuirfear scéim céimnithe faoi bhráid an údaráis pleanála lena comhaontú i scríbhinn aige, agus déanfar socrú do na nithe seo a leanas inti:

- (a) Ní rachaidh an siopa miondíola i mbun feidhme go dtí gur i bhfeidhm agus i mbun feidhme a bheidh an bonneagar seirbhísí uisce agus na bearta maolaithe tuilte atá beartaithe agus atá ceadaithe faoi uimhir thagartha 21/2211 ar an gclár pleanála, mar a leasaíodh le huimhir thagartha 24/60146 ar an gclár pleanála.
- (b) Ní áiteofar an siopa miondíola go dtí go gcríochnófar an cosán agus na feabhsuithe gaolmhara bóithre poiblí ar an R-336 agus ar an L-5397.

Mairfidh an cead seo go dtí an 4^ú lá de mhí Lúnasa 2029, i.e., dáta éaga uimhir thagartha 24/60146 ar an gclár pleanála.

Cúis: Ar mhaithe le forbairt ordúil, toisc go bhfuil an fhorbairt bheartaithe ag brath ar bhonneagar draenála agus bóithre a fhorbairt atá ceadaithe faoi iarratais phleanála eile a bhaineann leis an ngabháltas talún.

3. (a) Is i nGaeilge amháin a bheidh na comharthaí uile a bhaineann leis an siopa miondíola.
- (b) Déanfar mionsonraí iomlána faoi gach comhartha seachtrach atá beartaithe a chomhaontú i scríbhinn leis an údarás pleanála sula dtosófar aon ghnó istigh ann. Déanfar na comharthaí/na fógraí/na hainmphiátaí uile atá beartaithe a lasadh, i gcás gur gá, le soilsiú inmheánach statach amháin agus ní chuirfear soilsiú eadrannach isteach. Ní dhéanfar comharthaí, siombailí, suaitheantais, ainmphiátaí ná gléasanna fógraíochta eile a chur suas ná a chur ar taispeáint ar an áitreabh ná in aice leis ach amháin le comhaontú roimh ré ón údarás pleanála.

Cúis: Ar mhaithe le taitneamhacht amhairc agus chun Cuspóir Beartais GA6 de Phlean Forbartha Chontae na Gaillimhe 2022-2028 a chomhlíonadh.

4. (a) Cuirfear mionsonraí (samplaí san áireamh) faoi ábhair, dathanna agus uigeacht na mbailchríoch seachtrach uile ar an bhforbairt bheartaithe faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis, sula dtosófar an forbairt.
- (b) Is déanta as cloch nádúrtha a bheidh aon teorainneacha/ballaí nua nó cuasaithe ar bhóithre poiblí nó ar chosáin poiblí.

Cúis: Ar mhaithe le taitneamhacht amhairc.

5. Sula dtosófar an forbairt, cuirfear mionsonraí faoin nasc do choisithe ag an gCeardlann faoi bhráid an údaráis pleanála lena gcomhaontú i scríbhinn aige.

Cúis: Ar mhaithe le hinrochtaineacht do choisithe.

6. Ní dhéanfar aon fhorbairt bhreise os cionn leibhéal an uchtbhalla dín, lena n-áirítear iniamh mótaí ardaitheora, trealamh láimhseála aeir, umair stórála, duchtanna nó gléasra seachtrach eile, nó aeróga nó trealamh teileachumarsáide, ach amháin i gcás go n-údarófar an méid sin le deonú eile cead pleanála.

Cúis: Ar mhaithe le taitneamhacht amhairc.

7. Más rud é go suiteálfar iad, beidh comhlaí rothlacha slándála cuasaithe taobh thiar den ghloiniú imlíneach, agus beidh bailchríoch mhonarchan orthu i ndath aonair a bheidh ag teacht le scéim dathanna an fhoirgnimh. Beidh comhlaí den sórt sin de chineál laitíse oscailte, agus ní úsáidfear iad le haghaidh aon chineál fógraíochta, ach amháin i gcás go n-údarófar an méid sin le deonú eile cead pleanála.

Cúis: Ar mhaithe le taitneamhacht amhairc.

8. Beidh gach cábla seirbhíse a bhaineann leis an bhforbairt bheartaithe (amhail cáblaí leictreacha, cáblaí teileachumarsáide agus cáblaí comhchoiteanna teilifíse) lonnaithe faoi thalamh. Soláthróidh an forbróir duchtú ionas gur féidir bonneagar leathanbhanda a sholáthar laistigh den fhorbairt bheartaithe. Déanfar gach cábla láithreach os cionn talún a athlonnú faoi thalamh mar chuid de na hoibreacha forbartha láithreáin.

Cúis: Ar mhaithe le taitneamhacht amhairc agus taitneamhacht cónaithe.

9. Déanfar an scéim tírdhreachaithe atá léirithe ar uimhir líníochta 24362-2-101 a chur i gcrích laistigh den chéad séasúr cuir tar éis oibreacha tógála seachtracha a chríochnú go substaintiúil. I dteannta na dtograí atá sa scéim a cuireadh isteach, soláthrófar crainn sráide (10 gcinn ar a laghad) agus fála sceach sa bhreis feadh na coda den bhóthar faoisimh atá suite timpeall an ionaid cúraim phríomhúil suas go teorainn thuaidh an láithreáin. Déanfar an cur ar fad a chosaint go leordhóthanach ar dhamáiste go dtí go mbunófar iad. Aon phlandaí a éagfaidh, a bhainfear nó a thiocfaidh chun bheith an-damáistithe nó an-ghalrach laistigh de thréimhse cúig bliana ón bhforbairt a chríochnú, cuirfear ina n-ionad plandaí eile de mhéid chomhchosúil agus de speiceas comhchosúil laistigh den chéad séasúr cuir eile, ach amháin i gcás go gcomhaontófar a mhalairt i scríbhinn leis an údarás pleanála.

Cúis: Ar mhaithe le taitneamhacht cónaithe agus amhairc.

10. (a) Sula dtosófar an fhorbairt, déanfaidh an forbróir comhaontú/comhaontuithe um nasc le hUisce Éireann chun socrú a dhéanamh do nasc seirbhíse/naisc sheirbhíse leis an soláthar uisce poiblí agus leis an líonra bailiúcháin fuíolluisce.
- (b) Ach amháin i gcás go gcomhaontófar a mhalairt i scríbhinn leis an údarás pleanála, beidh na naisc i gcomhréir leis an leagan amach draenála agus leis na mionsonraí atá ceadaithe faoi uimhir thagartha 21/2211 ar an gclár pleanála, mar a leasaíodh le huimhir thagartha 24/60146 ar an gclár pleanála.

Cúis: Ar mhaithe leis an tsláinte phoiblí, chun saoráidí leordhóthanacha uisce/fuíolluisce a chinntiú agus ar mhaithe le soiléire.

11. Maidir le socruithe draenála, lena n-áireofar uisce dromchla a mhaolú agus a dhiúscairt, comhlíonfaidh siad ceanglais an údaráis pleanála le haghaidh oibreacha agus seirbhísí den sórt sin. Ní scaoilfear aon uisce amach ón láithreán agus isteach ar an mbóthar poiblí.

Cúis: Ar mhaithe le pleanáil chuí agus forbairt inchothaithe.

12. (a) Sula dtosófar an fhorbairt, cuirfidh an forbróir líníochtaí mionsonraithe tógála agus plean gaolmhar bainistíochta tógála faoi bhráid an údaráis pleanála lena gcomhaontú i scríbhinn aige i ndáil leis na hoibreacha atá beartaithe ar acomhal an R-336 agus i ndáil leis na hoibreacha atá beartaithe ar an L-5397, lena n-áireofar pábháil nua dromchla feadh leithead iomlán charrbhealach athailínithe an L-5397, chun go mbeidh na hoibreacha sin i gcomhréir leis an leithead bóthair sé mhéadar, leis na marcanna agus na comharthaí bóithre, leis an soilsiú poiblí agus leis an draenáil uisce dromchla.
- (b) Déanfar an cosán beartaithe cois bóthair a bheidh 1.35 méadar ar leithead feadh an R-336 a uasghrádú ina chosán a bheidh 1.8 méadar ar leithead ar a laghad.
- (c) Déanfar triantáin achair radhairc a chothabháil agus a choinneáil saor ó bhallaí teorann, ó fhásra, nó ó bhacainní eile lena laghdófaí an infheictheacht íosta is gá.

Cúis: Ar mhaithe le sábháilteacht tráchta.

13. (a) Maidir leis an ngréasán bóithre lena bhfreastalófar ar an bhforbairt bheartaithe, lena n-áireofar acomhail, limistéir pháirceála, bána casta, cosáin, agus colbhaí, comhlíonfaidh siad caighdeáin mhionsonraithe tógála an údaráis pleanála le haghaidh oibreacha den sórt sin agus na caighdeáin deartha atá leagtha amach sa Lámhleabhar Deartha do Bhóithre agus Sráideanna Uirbeacha. Déanfar cosáin a leacú ag acomhail bóithre i gcomhréir le ceanglais an údaráis pleanála.
- (b) Cuirfear mionsonraí faoi gach láthair agus ábhar atá le húsáid faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis, sula dtosófar an forbairt.

Cúis: Ar mhaithe le sábháilteacht tráchta.

14. Soláthrófar spásanna páirceála rothar do 20 ceann de rothair i gcomhréir le Caighdeán Bainistíochta Forbartha DMS 31(f) de Phlean Forbartha Chontae na Gaillimhe 2022-2028. Comhaontófar mionsonraí faoi sin leis an údarás pleanála sula dtosófar an forbairt.

Cúis: Ar mhaithe le hiompar inbhuanaithe.

15. Soláthrófar stáisiúin/pointí athluchtaithe feithiclí leictreacha atá feidhmiúil ag 10% ar a laghad de na spásanna páirceála carranna uile.

Cúis: Ar mhaithe le pleanáil chúí agus forbairt inchothaithe an limistéir.

16. (a) Sula dtosófar an fhorbairt, coimisiúnóidh an forbróir iniúchadh (Céim 2) ar shábháilteacht ar bhóithre ina ndéanfar athbhreithniú ar na líníochtaí mionsonraithe deartha agus ar na bearta a moladh san iniúchadh roimhe (Céim 1/Céim 2) agus ar ghlac an dearthóir leo. Maidir le haon mholtaí a eascróidh as iniúchadh Chéim 2, nó aon bhearta malartacha a mholfaidh an forbróir ann agus a nglacfaidh an t-iniúcháir leo, cuirfear iad san áireamh i ndearadh deiridh na forbartha beartaithe ar chostas an fhorbróra. Cuirfidh iniúcháir neamhspleách ar shábháilteacht ar bhóithre an t-iniúchadh i gcrích, ar chostas an fhorbróra, agus cuirfear an t-iniúchadh sin faoi bhráid an údaráis pleanála lena chomhaontú i scríbhinn aige.
- (b) Ar chríochnú na forbartha beartaithe, cuirfidh iniúcháir neamhspleách ar shábháilteacht ar bhóithre iniúchadh Chéim 3 ar shábháilteacht ar bhóithre i gcrích, ar chostas an fhorbróra, agus cuirfear an t-iniúchadh sin faoi bhráid an údaráis pleanála lena chomhaontú i scríbhinn aige. Déanfaidh an forbróir athbhreithniú ar aon saincheistanna sábháilteachta a dtarraingeofar aird orthu san iniúchadh, agus tabharfaidh sé aghaidh orthu, ar a chostas féin, agus cuirfear na saincheistanna sin faoi bhráid an údaráis pleanála lena gcomhaontú i scríbhinn aige.

Cúis: Ar mhaithe le sábháilteacht ar bhóithre.

17. Soláthrófar soilsiú poiblí i gcomhréir le scéim, rud a chuirfear faoi bhráid an údaráis pleanála, agus a chomhaontófar i scríbhinn leis, sula dtosófar an fhorbairt.

Cúis: Ar mhaithe le taitneamhacht agus sábháilteacht an phobail.

18. Bainistear tógáil na forbartha beartaithe i gcomhréir le Plean Bainistíochta Tógála, rud a chuirfear faoi bhráid an údaráis pleanála, agus a chomhaontófar i scríbhinn leis, sula dtosófar an fhorbairt. Soláthrófar sa phlean sin mionsonraí faoin gcleachtas beartaithe tógála don fhorbairt bheartaithe, lena n-áireofar na nithe seo a leanas:
- (a) Láthair an láithreáin agus an chompúin/na gcompún ábhar, lena n-áireofar an limistéar/na limistéir atá sainaitheanta le haghaidh dramhaíl tógála a stóráil.
 - (b) Láthair na limistéar le haghaidh na n-oifigí láithreáin tógála agus na saoráidí foirne.
 - (c) Mionsonraí faoi fhálta agus ballaí clár slándála ar an láithreán.
 - (d) Mionsonraí faoi shaoráidí páirceála carranna ar an láithreán d'oibrithe láithreáin le linn na tógála.
 - (e) Mionsonraí faoi uainiú agus ródú an tráchta tógála isteach sa láithreán tógála agus amach as agus faoi threochoimharthaí gaolmhara.
 - (f) Bearta chun teacht roimh chiúáil tráchta tógála ar an ngréasán tadhlach bóithre.
 - (g) Bearta chun doirteadh nó sil-leagan cré, spallaí nó smionagair eile a chosc ar an ngréasán bóithre poiblí.
 - (h) Na socruithe malartacha a chuirfear i bhfeidhm do choisithe agus feithiclí i gcás go ndúnfar aon bhóthar nó cosán poiblí le linn na n-oibreacha forbartha láithreáin.
 - (i) Mionsonraí faoi bhearta cuí le haghaidh torann, deannach agus tonnchrith a mhaolú agus le haghaidh faireachán a dhéanamh ar leibhéil torainn, deannaigh agus tonnchreatha.
 - (j) An dóigh a ndéanfar an breosla agus an ola ar fad a bhaineann leis an tógáil a shrianadh laistigh de bhundaí saintógtha chun a chinntiú gur lánsrianta a bheidh aon doirteadh breosla. Beidh díon ar bhundaí den sórt sin chun uisce báistí a choinneáil amach.
 - (k) Na modhanna chun a chinntiú go rialófar rith uisce dromchla chun srutha ionas nach rachaidh aon siolta ná truailleáin eile isteach i séaraigh, draenacha nó sruthchúrsaí áitiúla uisce dromchla.

(l) Na bearta maolaithe atá leagtha amach sa tuarascáil maidir le Measúnacht Tionchair Éiceolaíoch a fuair an Coimisiún Pleanála an 23^ú lá de mhí Mheán Fómhair 2025.

Cúis: Ar mhaithe le taitneamhachtaí, leis an tsláinte phoiblí agus sábháilteacht an phobail, agus le cosaint an chomhshaoil.

19. Sula dtosófar an fhorbairt, ullmhófar Plean Bainistíochta Acmhainní agus Dramhaíola, mar atá leagtha amach sna Treoirínte Dea-Chleachtais ón nGníomhaireacht um Chaomhnú Comhshaoil maidir le Pleananna Bainistíochta Acmhainní agus Dramhaíola a Ullmhú do Thionscadail Tógála agus Scartála (2021), agus cuirfear é faoi bhráid an údaráis pleanála lena chomhaontú i scríbhinn aige. Áireofar leis an bPlean Bainistíochta Acmhainní agus Dramhaíola tograí sonracha maidir le conas a thomhaisfear éifeachtacht an Phlean agus conas a dhéanfar faireachán ar an éifeachtacht sin. Cuirfear na taifid uile (lena n-áireofar taifid a bhaineann le dramhaíl agus leis na hacmhainní uile) de bhun an Phlean chomhaontaithe Bainistíochta Acmhainní agus Dramhaíola ar fáil lena n-íniúchadh ag an oifig láithreáin i gcónaí.

Cúis: Ar mhaithe le dramhaíl a laghdú agus ar mhaithe le hathchúrsáil a spreagadh.

20. Maidir le hoibreacha forbartha agus tógála láithreáin, ní dhéanfar iad ach amháin idir 0700 agus 1900 ón Luan go dtí an Aoine, agus an dá lá sin san áireamh, agus idir 0800 agus 1400 ar an Satharn, agus ní dhéanfar aon oibreacha ar bith ar an Domhnach ná ar laethanta saoire poiblí. Ní cheadófar aon imeacht ó na hamanna sin ach amháin in imthosca eisceachtúla ina bhfuarthas réamhcheadú i scríbhinn ón údarás pleanála.

Cúis: Chun taitneamhacht na réadmhaoine sa chomharsanacht a choimirciú.

21. (a) Beidh uaireanta oibriúcháin an tsiopa bia lascaine idir 0800 agus 2200 ón Luan go dtí an Satharn agus idir 1030 agus 2100 ar an Domhnach, ach amháin i gcás go gcomhaontófar a mhalairt i scríbhinn leis an údarás pleanála.
- (b) Beidh uaireanta seachadta an tsiopa bia lascaine idir 0700 agus 2100 ón Luan go dtí an Satharn agus idir 0800 agus 2000 ar an Domhnach nó ar laethanta saoire poiblí, ach amháin i gcás go gcomhaontófar a mhalairt i scríbhinn leis an údarás pleanála.

Cúis: Ar mhaithe le taitneamhacht cónaithe.

22. Íocfaidh an forbróir leis an údarás pleanála ranníocaíocht airgeadais i leith bonneagar agus saoráidí poiblí a rachaidh chun tairbhe d'fhorbairt i limistéir an údaráis pleanála, ar nithe iad a sholáthróidh an t-údarás nó a sholáthrófar thar a cheann, nó a bhfuil sé beartaithe ag an údarás iad a sholáthar nó a bhfuil sé beartaithe iad a sholáthar thar a cheann, i gcomhréir le téarmaí na Scéime Ranníocaí Forbartha arna déanamh faoi alt 48 den Acht um Pleanáil agus Forbairt, 2000, arna leasú. Déanfar an ranníocaíocht sula dtosófar an fhorbairt nó trí cibé íocaíochtaí céimnithe a éascóidh an t-údarás pleanála, agus beidh sí faoi réir aon fhorálacha innéacsaithe is infheidhme den Scéim tráth na híocaíochta.

Comhaontófar mionsonraí chur i bhfeidhm na Scéime idir an t-údarás pleanála agus an forbróir nó, cheal comhaontú, tarchuirfear an ní chuig an gCoimisiún Pleanála chun cur i bhfeidhm cuí théarmaí na Scéime a chinneadh.

Cúis: Ceanglaítear leis an Acht um Pleanáil agus Forbairt, 2000, arna leasú, go ndéanfaí coinníoll lena gceanglaítear ranníocaíocht i gcomhréir leis an Scéim Ranníocaí Forbartha arna déanamh faoi alt 48 den Acht a chur i bhfeidhm i leith an cheada.

1. The proposed 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 received by the planning authority on the 9th day of July, 2025, and by An Coimisiún Pleanála on the 23rd day of September, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. Prior to commencement of development, a phasing scheme shall be submitted to the planning authority for written agreement and shall provide for the following:
 - (a) The retail store shall not become operational until water services infrastructure and flood mitigation measures proposed and permitted under planning register reference number 21/2211, as amended by planning register reference number 24/60146, are in place and operational.
 - (b) The retail store shall not be occupied prior to completion of the footpath and associated public road improvements to the R-336 and L-5397.

The duration of this permission shall be until the 4th day of August, 2029, i.e. the date of expiration of planning reference number 24/60146.

Reason: In the interest of orderly development as the proposed development is dependent on the development of drainage and roads infrastructure permitted under other planning applications on the landholding.

3. (a) All signage relating to the retail store shall be in Irish only.

- (b) Full details of all proposed external signage shall be agreed in writing with the planning authority prior to commencement of any business therein. All proposed signage/advertisements/nameplates shall be lit, where required, by static internal illumination only and intermittent illumination shall not be installed. Further signs, symbols, emblems, nameplates or other advertising devices shall not be erected or displayed on or adjacent to the premises save with the prior agreement of the planning authority.

Reason: In the interest of visual amenity and to comply with Policy Objective GA 6 of the Galway County Development Plan 2022-2028.

4. (a) Details (including samples) of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) Any new/recessed boundaries/wall at public roads/footpaths shall be of natural stone.

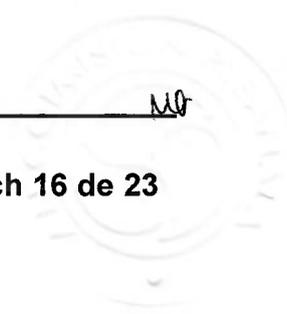
Reason: In the interest of visual amenity.

5. Prior to commencement of development, details of the pedestrian link to An Ceardlann craft village shall be submitted to the planning authority for written agreement.

Reason: In the interest of pedestrian accessibility.

6. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.



7. Security roller shutters, if installed, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of the open lattice type and shall not be used for any form of advertising, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interest of visual amenity and residential amenity.

9. The landscaping scheme shown on drawing number 24362-2-101 shall be carried out within the first planting season following substantial completion of external construction works. In addition to the proposals in the submitted scheme, additional street trees (minimum 10 number) and hedgerow planting shall be provided along the section of the relief road bounding the primary care centre until it reaches the northern boundary of the site. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

10. (a) Prior to commencement of development, the developer shall enter into a connection agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and wastewater collection network.
- (b) Unless otherwise agreed in writing with the planning authority, the connections shall be in accordance with the drainage layout and details as permitted on planning register reference number 21/2211, as amended by planning register reference number 24/60146.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities and in the interest of clarity.

11. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. No water shall discharge from the site onto the public road.

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

12. (a) Prior to commencement of development, the developer shall submit for the written agreement of the planning authority detailed construction drawings and an associated construction management plan in relation to the works proposed to the R-336 junction and works to the L-5397, including new surface pavement to the full width of the L-5397 realigned carriageway to conform to six metres road width, road marking and signage, public lighting and surface water drainage.
- (b) The proposed 1.35-metre-wide roadside pedestrian footpath link along the R-336 shall be upgraded to reflect a footpath width of a minimum effective width of 1.8 metres.

- (c) Sight distance triangles shall be maintained and kept free from boundary walling, vegetation, or other obstructions that would reduce the minimum visibility required.

Reason: In the interest of traffic safety.

13. (a) The road network serving the proposed development, including junctions, parking areas, turning bays, footpaths, and kerbs, shall comply with the detailed construction standards of the planning authority for such works and design standards as outlined in the Design Manual for Urban Roads and Streets (DMURS). Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority.
- (b) Details of all locations and materials to be used shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of traffic safety.

14. Bicycle parking for 20 number bicycles shall be provided in accordance with Development Management Standard DMS 31(f) of the Galway County Development Plan 2022-2028. Details in this regard shall be agreed with the planning authority prior to commencement of development.

Reason: In the interest of sustainable transport.

15. A minimum of 10% of all car parking spaces shall be provided with functioning electric vehicle charging stations/points.

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

16. (a) Prior to commencement of development, the developer shall commission a road safety audit (Stage 2) that shall review the detailed design drawings and measures recommended by the earlier audit (Stage 1/Stage 2) and accepted by the designer. Recommendations arising from the Stage 2 audit, or alternative measures proposed therein by the developer and accepted by the auditor, shall be incorporated into the final design of the proposed development at the expense of the developer. The audit shall be completed by an independent road safety auditor, at the developer's expense, and shall be submitted for the written agreement of the planning authority.
- (b) On completion of the proposed development, a Stage 3 road safety audit shall be completed by an independent road safety auditor, at the developer's expense, and submitted for the written agreement of the planning authority. Any safety issues highlighted in the audit shall be reviewed and addressed by the developer at its own expense and shall be submitted for the written agreement of the planning authority.

Reason: In the interest of road safety.

17. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of amenity and public safety.

18. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including:
- (a) The location of the site and materials compound(s), including area(s) identified for the storage of construction refuse.
 - (b) The location of the areas for the construction site offices and staff facilities.
 - (c) Details of site security fencing and hoardings.
 - (d) Details of on-site car parking facilities for site workers during the course of construction.
 - (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage.
 - (f) Measures to obviate the queuing of construction traffic on the adjoining road network.
 - (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.
 - (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.
 - (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
 - (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.
 - (k) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers, drains or watercourses.

(l) Mitigation measures as set out in the Ecological Impact Assessment report received by An Coimisiún Pleanála on the 23rd day of September, 2025.

Reason: In the interest of amenities, public health and safety and environmental protection.

19. Prior to commencement of development, a Resource Waste Management Plan (RWMP), as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

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

Reason: To safeguard the amenity of property in the vicinity.

21. (a) The hours of operation of the discount foodstore shall be between 0800 hours and 2200 hours Mondays to Saturdays and between 1030 hours and 2100 hours on Sundays, unless otherwise agreed in writing with the planning authority.

(b) The delivery hours of the discount foodstore shall be between 0700 hours and 2100 hours Mondays to Saturdays and between 0800

- (b) The delivery hours of the discount foodstore shall be between 0700 hours and 2100 hours Mondays to Saturdays and between 0800 hours to 2000 hours on Sundays or public holidays, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential amenity.

22. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Mary Gurrle

Mary Gurrle

Coimisinéir Pleanála den Choimisiún Pleanála
atá údaraithe go cúí chun

séala an Choimisiúin a fhíordheimhniú.

Arna dhátú an 20 lá seo de Márta 2026.

