



---

**Planning and Development Act 2000, as amended**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 2561146**

**Appeal** by RHOC Gort Limited against the decision made on the 10<sup>th</sup> day of October, 2025 by Galway County Council to refuse permission for the proposed development.

**Proposed Development:** The proposed development will consist of: (1) Permission sought to construct three number warehouse/storage units with access onto the R458 through permitted entrance and access road and development approved under Planning Register Reference Number 2361429. (2) Provision for pedestrian access through permitted development onto the Ennis Road (R458). (3) Connection to public mains water infrastructure including connection to existing foul drainage network to serve the development. (4) Provision of bicycle parking, footpaths, public lighting, on site surface water drainage, revised boundary treatments, together with all associated site works and services, all at Rindifin, Ennis Road (R458), Gort, County Galway.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.**

## **Reasons and Considerations**

Having regard to the location of the site on industrially zoned lands within a serviced urban area and the demonstrated compliance with the economic policies and objectives of the current Gort Local Area Plan 2025-2031 specifically GSST18 which seeks to promote the sustainable development of industrial use, including warehousing and distribution uses, and policies and objectives within the current Galway County Development Plan 2022-2028, specifically EL1 in relation to key employment locations and SCO7 in relation to supporting new start-up businesses, to the scale, layout and design of the proposals, and to the pattern of permitted warehouse development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would assist in the expansion of the local employment base by developing new high quality industrial developments in a good quality physical environment as envisaged for industrial zoned lands in the Gort Local Area Plan, would not result in the creation of a traffic hazard by reason of inadequate manoeuvrability for heavy goods vehicles, would not impact upon vulnerable road users nor the road junction of the R458 with the internal access road nor adversely impact the residential amenities of neighbouring residential properties in the vicinity of the subject site. 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 received by An Coimisiún Pleanála on the 5<sup>th</sup> day of November 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 development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The Site Layout and elevation plans including drawing numbers 24211-3002, 3007, 3008 and 3009, as submitted to An Coimisiún Pleanála on the 5<sup>th</sup> day of November 2025, shall be permitted on foot of this permission.

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

3. (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.

4. Details of external signage shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of architectural heritage.

5. The development hereby permitted shall be limited to warehouse and storage uses as stated within the public notices submitted as part of the planning documentation. Details of the final end user(s) of the proposed warehouse/storage units shall be submitted to, and agreed in writing with, the planning authority prior to any use commencing with the warehouse/storage buildings.

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

6. During the operational phase of the development, the noise level shall not exceed

(a) 55 dB (A) rated sound level between the hours of 0700 and 2300 and

(b) 45 dB(A) 15 min and 60 dB LAfmax 15 min at all other times.

(corrected for a tonal or impulsive component) as measured at the nearest noise sensitive location or at any point along the boundary of the site. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** To protect the residential amenities of property in the vicinity of the site.

7. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties.

8. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Semi-mature native trees shall be planted along the southern and western site boundaries.

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.

9. Final details of the setbacks including details of surfacing, and construction of footpaths and set back of the roadside boundary and street lighting along the internal industrial estate road, access and traffic arrangements as submitted to An Coimisiún Pleanála on the 5<sup>th</sup> day of November, 2025 shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of public safety and sustainable transportation.

10. Prior to the commencement of development details of the following shall be submitted to, and agreed in writing with, the planning authority:
  - (a) Precise details of the materials to be used within the bicycle parking shelters, including provision of adequate illumination.

**Reason:** In the interest of public safety and sustainable transportation.

11. The site access shall be as set out within Drawing number 24211-3002, as submitted to An Coimisiún Pleanála on the 5<sup>th</sup> day of November, 2025 shall be permitted on foot of this permission.

**Reason:** In the interest of traffic and pedestrian safety.

12. A minimum of 25% 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 transportation.

13. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 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.

14. A Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

**Reason:** In the interests of environmental protection, public safety and residential amenity.

15. 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.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this *30<sup>th</sup>* day of *March*, 2026.