



Board Direction

Ref: PL61.245292

The submissions on this file and the Inspector's report were considered at a further Board meeting held on February 19th, 2016.

The Board decided to grant permission in accordance with the reasons, considerations and conditions set out below.

The Board adopted the Inspector's report in relation to Appropriate Assessment and agreed with the Inspector that, having regard to the nature, scale and location of the proposed development that the proposed development that would not be likely to have a significant effect individually or in combination with other plans or projects on a European site. The Board further concurred with the Inspector that a Stage 2 Appropriate Assessment is not necessary in this instance.

Reasons and Considerations

Having regard to the site's 'R' zoning objective in the Galway City Development Plan 2011 – 2017 which is 'to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods', to the planning history of the site, to the pattern of development in the area, to the submissions and documentation on file and to the nature and extent of the development proposed, it is considered that subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the site as set out in the development plan, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted that the Inspector's sole refusal reason was in respect of the Emerging Preferred Route Corridor and that the Inspector considered all other aspects of the development to be acceptable. Having regard to the amended scheme, which omits housing development in Phase

6, and the new public notices submitted in response to the Board's S.132 request the Board considered that the proposed development was acceptable.

Conditions

1. Standard Plan particulars with reference to further information, S.132 notice and revised public notices

2. A 2 metre high concrete block wall, capped and rendered on both sides, shall be constructed, on lands within the application site, along the full length of the eastern site boundary. Full details of the proposed screen wall, including its location, shall be submitted to and agreed, in writing, with the planning authority prior to the commencement of development.

Reason: In the interests of residential and visual amenity.

3. External finishes general

4. Urban water drain

5. Standard internal road 1

6. Standard lighting

7. Standard cables

8. Standard urban phasing 2

9. Standard Estate naming

10. Standard landscaping

11. New standard Part V

12. CMP1.

13. Urban Manage 3

14. Security 3

15. Standard General Development Contribution Unspecified

Board Member: _____ Date: March 9th, 2016
Nicholas Mulcahy

Please include a copy of the direction with the order and advise the applicant regarding the provisions of S.34(13) of the Planning and Development Act when issuing the order.