



An
Bord
Pleanála

Board Direction
PL07.247257

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 25th 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Appropriate Assessment Screening

The Board carried out an Appropriate Assessment Screening and also noted the Appropriate Assessment Screening determination carried out by the Planning Authority and concurred with its view. The Board was satisfied, having regard to the nature of the receiving environment, minor nature, location and modest scale of the subject development, and in the light of the low potential for material connectivity to the nearest Natura 2000 Site, that the construction of the proposed development and the development to be retained would not be likely to have a significant effect, either individually or in combination with other plans or projects, on the Carrownagappul Bog SAC or on any other European sites, in view of their conservation objectives.

Conclusion on Proper Planning and Sustainable Development

Having regard to the provisions of the Galway County Development Plan 2015-21, to the nature and scale of the proposed development and the development to be retained the Board considered that subject to compliance with the conditions as set out below, the proposed development and development to be retained would be acceptable in terms of traffic safety, would not negatively affect character of the area and would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the concerns of the inspector however the Board was satisfied that

- 1.) improvement of access and associated drainage to serve the agricultural landholding was acceptable in principle and not unduly detrimental to local amenities
- 2.) given the lightly trafficked nature of the proposed entrance it is not considered that any contravention of Government Policy or any traffic hazard arises in the area
- 3.) the works in question are considered to be minor in nature and the Board agreed with the thrust of the technical submission submitted by the applicant's engineer (Tobin Consulting Engineers) namely that no significant concerns in relation to surface water, groundwater or flooding are likely.

Conditions

1 The development shall be carried out and completed 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2 The proposed main access arrangement at juncture with the N63 shall be completed in accordance with the elevational specification as shown on drawing number: PG102, submitted with the planning application. However, the westernmost wing of the proposed roadside entrance wall (circa 5 metres in length) shall be omitted.

Reason: In the interest of traffic safety, clarity and visual amenity.

3. (a) All surface water generated by the development shall be disposed of within the site and shall not be discharged onto the road or the adjoining property.

(b) The development shall incorporate Sustainable Drainage Systems in the management of storm water.

(c) Design and construction of soakaways must comply with the requirements of the BRE Digest 365.

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

4. The landscaping scheme submitted to the planning authority shall be carried out within the first planting season following substantial completion of external construction works.

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.

Note: The Board considered that any future proposals for development of lands should consider the consolidation of the access point with the adjoining GAA entrance and avoid an exacerbation of entrances and a disorderly approach to traffic management.

**Board
Member**

Date:25.01.17

Paul Hyde