



An
Bord
Pleanála

Board Direction
BD-000976-18
ABP-300613-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/08/2018.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the city centre location of the development, the pattern of development in the area, to the provisions of the Galway City Development Plan 2017-2023 and to the nature, scale, layout and design of the proposed development providing for managed student accommodation, it is considered that the proposed development would not result in an excessive density of development on the city centre site and that subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of adjoining property, would be acceptable in terms of impact on archaeological and cultural heritage of the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

Having regard to the information on file and to the Inspector's assessment which is noted, the Board is satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on any European Site, in view of the sites' conservation objectives, and that a

Stage 2 Appropriate Assessment (and submission of a Natura impact statement) is not, therefore, required. In this regard, the Board concurred with and adopted the Planning Inspector's conclusions in respect of Appropriate Assessment Screening.

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 submitted on the 10th day of November 2017 along with the submissions made at the Oral Hearing, 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 development hereby permitted shall be used solely for managed student accommodation, in accordance with, and subject to, the management policies as submitted with the application. Use for holiday letting shall be permitted only during academic holiday periods. The development shall not be used as hotel, apart-hotel or hostel accommodation, without a prior and separate planning permission. It shall not be used as non-student residential accommodation.

Reason: In the interests of clarity and proper development, and in order to limit the use of the development to that applied for.

3 The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall

(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,

(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and

(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

4. Prior to the commencement of development the developer shall employ a suitably qualified archivist to provide a report recording the industrial heritage of the site. A copy of this shall be forwarded to Galway City Council and made available for the archive section of the public library.

Reason: In order to conserve the archaeological and industrial heritage of the site.

5. All works adjacent to the protected structures shall be carried out under the supervision of an accredited Conservation Architect with specialised conservation expertise.

Reason: To ensure the authentic preservation of the protected structures and to ensure that the proposed works are carried out in accordance with best conservation practice.

6. Details, including samples, of the materials, colours and textures of all the external finishes to the building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

7. No signage, advertising structures / advertisements, security shutters or other projecting elements, including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

8. The internal road network serving the development shall be in accordance with the detailed standards of the planning authority for such works.

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

9. Comprehensive details of the proposed public lighting system to serve the development shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The agreed lighting system shall be fully implemented and operational before the development is made available for occupation.

Reason: In the interest of public safety and visual amenity.

10. All plant / machinery shall be located within the buildings and shall not extend beyond roof level unless authorised by a prior grant of planning permission.

Reason: In the interest of visual amenity.

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

Reason: In the interest of public health.

12. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 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.

13. STD CEMP Condition

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

14. 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 and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the 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.

15 Prior to the occupation of development, the developer shall submit final details to the planning authority for approval of the specific management regime, for the student accommodation hereby approved.

Reason: In the interest of residential amenity and orderly development.

16 The development shall include a minimum of two professional pieces of civic artwork / features. The artwork shall be conceived and installed subject to the approval of the planning authority.

Reason: It is considered reasonable, given the scale and nature of the development that an appropriate provision for artworks associated with the development should be made.

17. Prior to the commencement of development, the developer shall submit and agree in writing with the planning authority a landscaping and amenity scheme. The scheme shall include details of the materials/planting for all hard and soft areas. The approved scheme shall be completed prior to occupation of any of the student units. On completion of the landscaping/amenity scheme for the development, the developer shall submit to the planning authority a certificate of completion from a suitably qualified landscape designer confirming that the landscaping works have been satisfactorily carried out in accordance with the approved landscaping/amenity scheme. The developer shall be responsible for full maintenance of the landscaping and for the replacement of all failed stock. A copy of the maintenance agreement with a suitably qualified person shall be submitted with the required certification.

Reason: In the interests of visual amenity and of the residential amenity of the proposed student occupants.

18. Details of the bilingual name of the development along with adequate measures for the future maintenance of the development, including the external fabric of the buildings, internal common areas, waste storage facilities and sanitary services, shall be submitted to, and agreed in writing with the planning authority, before the student accommodation is made available for occupation.

Reason: To provide for the future maintenance of this development in the interest of amenity and orderly development.

19. 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 Bord 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.

Board Member

Date: 22/08/2018

Paul Hyde