

An
Bord
Pleanála

Board Direction
BD-009461-21
ABP-310392-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/11/2021.

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 Galway City Development Plan, 2017-2022 according to which the site is within an area subject to the zoning objective "R": "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" and within "Neighbourhoods - Outer Suburbs as provided for in section 2.5 thereof.
- Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities: DOEHLG, 2009. according to which a density of 35 – 50 units per hectare is recommended for new residential development on serviced zoned lands in urban areas close to services and facilities
- To "Urban Development and Building Heights: Guidelines for Planning Authorities", according to Special Planning Policy Requirement (SPPR1) of which it is government policy to support increased building height and density in locations with good public transport accessibility, particularly near or in town/city cores and,

- The configuration of the site and, to the evolving and established pattern and character of the existing development in the surrounding area,

it is considered that subject to compliance with the conditions below the proposed development would not seriously injure the visual amenities and character of the surrounding built environment or the residential amenities of adjoining properties by reason of incompatible dwelling type, form, height, design, layout and density of development would be acceptable in terms of traffic and public safety and convenience and, would 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 lodged with the planning authority on 21st April 2021 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. Prior to the commencement of the development, the applicant shall submit and agree in writing with the planning authority, full details for the proposed entrance to include details of dimensions for the entrance, its splays and sightlines in each direction and full details of materials height and finishes for front boundary treatment which shall include local granite stone facing.

Reason: In the interest of clarity, pedestrian and vehicular safety and convenience and the visual amenities of the area.

3. CMP1.

4. Hours of construction shall be confined to the hours of 0700 and 1900 Mondays to Fridays excluding bank holidays and 0800 hrs and 1400 hrs on Saturdays only. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interest of the protection of the amenities of the area.

5. Details of materials, colours and textures of all external finishes, which shall include use of local granite stone facing and blue/black or dark roof tiles shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

6. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

7. Water supply and drainage arrangements, including the 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 public health.

8. A minimum of four 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 transport

9. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and visual amenities of the area.

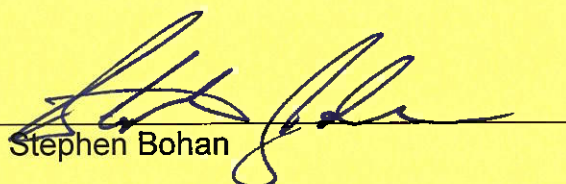
10. Details of the proposed signage, naming and numbering scheme for the proposed development shall be submitted to the planning authority for their written agreement prior to commencement of development, any additional signage shall be the subject of a separate planning application.

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

11. 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 made under section 48 of the Act be applied to the permission.

Board Member


Stephen Bohan

Date: 17/11/2021