



An  
Bord  
Pleanála

**Board Direction**  
**BD-011892-23**  
**ABP-311630-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2023.

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 provisions of the Galway County Development Plan 2022 – 2028, the central location of the appeal site within the catchment of the Oranmore/Maree GAA club, the established community and recreational uses adjacent to the appeal site, the connectivity to Oranmore and to the nature, scale and design of the proposed sports and recreational development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, nor result in the creation of a traffic hazard. 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 submitted on the 24<sup>th</sup> day of August 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 (a) Prior to the commissioning of the sporting and recreational facilities, the applicants shall complete the junction improvement works, including the boundary wall setbacks, increased footpath width, improved road signage and markings and installation of new public lighting at the junction of the L-8104 and the L-81043.
- (b) Evidence of the completion of all the road safety recommendations set out within the Traffic and Transport assessment and the Road Safety Audit as submitted to the PA on the 24<sup>th</sup> day of August 2021 shall be submitted for the written agreement of the Planning Authority.
- (c) The sight distance triangles at the proposed vehicular access off the L-81043 shall be permanently maintained and kept free of obstruction at all times.

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

- 3 All of the mitigation measures included in the Natura Impact Statement submitted to the Planning Authority on the 16<sup>th</sup> day of April 2021 shall be implemented in full.

**Reason:** In the interest of the natural heritage of the area and protecting the environment.

- 4 Prior to the commencement of development details of the following shall be submitted to, and agreed in writing with, the planning authority:

- (a) A detailed design of the bicycle parking area which shall include covered bicycle parking shelters with capacity for a minimum of 96 bicycles.
- (b) Precise details of the materials to be used within the bicycle parking shelters, including provision of adequate illumination.

**Reason:** In the interest of sustainable development.

- 5      Advertising structures/devices erected within the site shall not be visible when viewed from outside the curtilage of the site.

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

- 6      The retractable ball netting shall be erected prior to the commencement of use of the playing pitches.

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

- 7      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.

- 8      a) A proprietary effluent treatment and disposal system shall be provided. This shall be designed, constructed and maintained in accordance with the requirements of the planning authority. Details of the system to be used, and arrangements in relation to the ongoing maintenance of the system, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) Treated effluent shall be discharged to a percolation area which shall be provided in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Treatment Systems for Small Communities, Business, Leisure Centres and Hotels-- Environmental Protection Agency, 1999



(c) Within three months of the commissioning of the playing pitches, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner and that the raised percolation area is constructed in accordance with the standards set out in the EPA document.

**Reason:** In the interest of public health.

- 9 The landscaping scheme shown on drawing number 18(21)-142-102 as submitted to the planning authority on the 24th day of August 2021, shall be carried out within the first planting season following substantial completion of external construction works. The existing mature trees and stone wall boundaries shall be retained within the site save for where their removal is required to respect the sight visibility triangle or to enable the construction of the proposed dwelling.

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

- 10 The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of traffic management, including timing and routing of construction traffic, measures to obviate queuing of construction traffic, details of materials and staff compounds, details of hoardings and security fencing, intended construction practice for the development, including noise, dust and vibration mitigation measures and off-site disposal of construction / demolition waste. A record of daily checks that the works are

being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

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

- 11 Site development and building works shall be carried out only between the hours of 0700 to 1900 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 amenities of property in the vicinity.

- 12 Details of the materials, colours, and textures of all the external finishes to the proposed development, including external lighting throughout the development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenities.

- 13 (a) The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths, and kerbs and car parking bay sizes shall comply with the requirements of the Design Manual for Urban Roads and Streets, in particular carriageway widths and corner radii within the development shall be in accordance with the guidance provided in the National Cycle Manual.

(b) The materials used in any roads/footpaths provided by the developer shall comply with the detailed standards of the planning authority for such road works. Revised drawings and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of pedestrian, cyclist, and traffic safety.

- 14 Details of all boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

- 15 Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority full details of the proposed flood lighting, including the lighting levels within open areas of the development.

The floodlights or any equivalent replacement floodlights shall be as specified in the application.

The floodlights shall be directed onto the playing surface of the pitches and away from adjacent housing and roads and directed and cowled such as to reduce, as far as possible, the light scatter over adjacent houses and roads.

The operation of the floodlights shall be confined to between 0900 hours to 2200 hours Monday to Saturday and 0900 hours to 2100 hours on Sunday.

**Reason:** In the interest of residential amenity and traffic safety.

- 16 Surface water from the site shall not be permitted to drain onto the adjoining public road.

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

- 17 The works proposed to the protected wall boundary and its set back, shall be carried out under the supervision of a qualified professional with specialist conservation expertise.

**Reason:** To secure the authentic preservation of this [protected] structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

18. 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) engage the services of a suitably qualified archaeologist to undertake the recommendations contained in the Archaeological Impact Assessment report for geophysical survey and pre-development testing in advance of construction works and archaeological monitoring of ground disturbance during the construction phase.

(b) should previously unidentified archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation *in situ*, or excavation) and should facilitate the archaeologist in recording any material found.

(c) the planning authority and the Department of Housing, Local Government and Heritage shall be furnished with a report describing the results of the monitoring.

**Reason:** To ensure the continued preservation (either in situ or by record) of places, caves, site, features or other objects of archaeological interest.

Board Member



Una Crosse

Date: 14/03/2023

