

An  
Bord  
Pleanála

**Board Direction**  
**BD-015786-24**  
**ABP-314869-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2024.

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**

The Board agreed with the Inspector and considered that the proposed development did not contravene policy objective LCM1, LCM3, FL2, NHB 1, NHB 9 or DM Standard 8 or DM Standard 68 of the current Galway County Development plan 2022-2028 and that the design and layout of the proposed development is consistent with that of the established pattern of development within the adjoining Redington Woods development.

The proposed development was considered in light of the requirements of Section 177U of the Planning and Development Act 2000 as amended. Having carried out Screening for Appropriate Assessment of the project, the Board concluded that the project individually or in combination with other plans or projects would not be likely to give rise to significant effects on Galway Bay Complex Special Area of Conservation (SAC) (site code 000268) and Inner Galway Bay Special Protection Area SPA ( site code 004031), or any other European site in view of the site's Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required. This determination is based on the reasoning set out in section 7.6.7 and 7.6.8 of the Inspector's report.

Having regard to the pattern of development in the area, the location of the site within the designated rural settlement of Clarinbridge as set out within the current Galway County Development Plan 2022-2028, and to the policies and objectives and the development standards in the Plan, it is considered that, subject to compliance with conditions set out below, the proposed development would not adversely impact the landscape character within Clarinbridge or the coastal area, that the design and layout are appropriate and to the setting and consistent with the established built character of the area, that the proposals would not increase the risk of flooding, subject to surface water mitigation measures being implemented, that no adverse impact upon European sites nor bird species would arise nor would the proposals interfere with the safety and free flow of traffic nor endanger public safety in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

As per Inspector's report (standardised format if applicable).

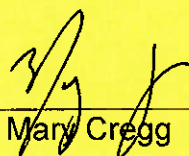
Add the following additional condition:

The mitigation measures contained in the bat survey report received by the planning authority on the 27th day of July, 2022 shall be implemented in full.

**Reason:** In the interest of protecting bats.

**Note:** The Board noted that the Galway Bay Complex Special Area of Conservation (SAC) (site code 000268) and Inner Galway Bay Special Protection Area SPA (site code 004031) at their closest points are approximately circa 500 metres and circa 550 metres respectively southwest from the appeal site boundary. The Board noted the typographical error in section 5.3 of the Inspector's report which referred to distances of "approximately 530 kilometres north" and "approximately 580 kilometres north".

**Board Member**



---

Mary Cregg

**Date:** 11/03/2024