

An
Bord
Pleanála

Board Direction
BD-018656-25
ABP-319403-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2025.

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 brownfield nature of the site, the existing structure on the site and the proposal to change the use of the building to educational and training, it is considered that the proposed development, subject to compliance with the conditions below, would be in accordance with policy objective EDU1 of the Galway County Development Plan 2022-2023. The alterations to the building are of a relatively modest scale, mainly affecting the interior of the building. It is considered that the proposed works and change of use would be acceptable in terms of traffic safety and would not adversely impact upon the local receiving environment nor upon any of the European designated sites. The development would, therefore, be in accordance with the proper planning and development of the area.

Appropriate Assessment Screening

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site. In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment carried out in the Inspector's report in respect of identification of the European Sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the proposed development, either individually or in combination with other plans and projects, on these European Sites in view of the site's conservation objectives. The Board concluded that a Stage 2 Appropriate Assessment is not, therefore, required.

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 12th day of February 2024, 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. 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.

3. Prior to the commencement of development, the developer shall enter into a connection agreement(s) with Uisce Éireann to provide for service connection(s) to the public water and/or wastewater collection network.

Reason: In the interest of public health.

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

5. Details of external signage shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development.

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

Note; the Board noted the error in paragraph 8.1.5 of the Inspectors report but considered the Inspectors assessment enabled the Board to conclude on this matter.

Board Member


Mary Henchy

Date: 16/01/2025