

An
Coimisiún
Pleanála

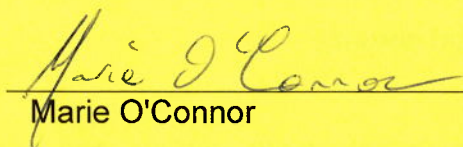
Direction
CD-019994-25
ABP-319510-24

The submissions on this file and the Inspector's report were considered at a meeting held on 18/06/2025.

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

Planning

Commissioner:


Marie O'Connor

Date: 19/06/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site within a serviced urban area to the compliance with the social policies and objectives of the Galway County Development Plan 2022-2028, specifically PA3 in relation to providing accommodation for older persons and includes residential care facilities, it is considered that the development would integrate appropriately with the existing residential care facility on site, would be located on lands within the applicant's control and would accord with best practice road safety and car parking standards as

set out within the current Development Plan. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be constructed in accordance with the plans and particulars lodged with the application on the 4th day of April 2023 and on the 22nd day of February 2024 and as submitted to the Board on the 15th day of March 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. Details of the materials, colours, and textures of all the external finishes to the development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Drainage arrangements, including 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 proper planning and sustainable development.

4. Prior to the commencement of development the developer shall enter into Connection Agreement (s) with Uisce Éireann to provide for service connection(s) to the public water supply and wastewater collection network. A copy of the Connection Agreement in relation to the wastewater collection network shall be forwarded to the planning authority.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

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

Reason: In the interest of architectural heritage.

6. All of the recommendations as set out within the Stage 1 of 2 Road Safety Audit submitted to the Planning Authority on the 22nd day of February 2024 shall be implemented in full prior to the occupation of the proposed care facility extensions.

Reason: In the interest of pedestrian and traffic safety

7. Prior to the commencement of development the applicants shall submit details of certification by a Consultant Engineer that the alterations at the entrances to the surface car park and the basement car park as set out within the Site Layout Plan, drawing number PP03 Rev B and in accordance with best practice standards, including those set out within the Design Manual for Urban Roads and Streets 2019 have been implemented in full prior to the occupation of the proposed care facility extension.

Reason: In the interest of pedestrian and traffic safety.

8. The construction of the development shall be managed in accordance with the Construction and Environmental Management Plan to be submitted and agreed in writing with the Planning Authority prior to the commencement of development. The Management plan shall include measures to address issues in relation to waste management, surface water management, management of dust, noise vibration, traffic and deliveries management and hours of construction and any other matters that are deemed appropriate for inclusion in the Plan.

Reason: In the interests of sustainable waste management and residential amenity.

9. 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.