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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 16/1764**

**Appeal** by Noreen Meehan and others care of Claims Assist Ireland of Kilcreevanty, Tuam, County Galway against the decision made on the 22<sup>nd</sup> day of February, 2017 by Galway County Council to grant subject to conditions a permission to the Health Service Executive (HSE West) care of Rhatigan Architects of 14 Teeling Street, Sligo in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Part-demolition, refurbishment and remodelling of The Grove Hospital along with new extensions and site works to provide a Mental Health Services Facility, Early Intervention and Disability Serviced Facility and Shared Services Facility for the HSE West. It is proposed to execute the works in two phases. Phase one will provide accommodation for the HSE Mental Health Services and Shared Services. Phase two of the proposed development will accommodate HSE Early Intervention and Disability Services. Phase one of the development will consist of (1) demolition of a 502 square metres part two-storey extension constructed in the 1960's to the rear (south-east) of the building and a 24 square metres outbuilding to the (north-west) front of the building, (2) refurbishment of 1,484 square metres of the existing ground floor and first floor of the existing hospital building including new external render, windows and changes to fenestration to accommodate changes to internal alterations, (3) construction of a new canopy at

the front entrance, a 32 square metres single storey entrance and waiting area to the rear and a new 108 square metres single storey extension housing the building plant rooms, and (4) reconfiguration of the carpark to the front of the building providing parking spaces, new pedestrian access and set down area, including new access/egress and alterations to boundary. Construction of part of the overall proposed carpark to the rear providing an additional 26 parking spaces. Phase two of the development will consist of (5) demolition of a 44 square metres single storey section to the (south-west) side of the building and a 10 square metres two-storey element to the (north-west) front of the building, (6) refurbishment of the remaining 1,016 square metres of ground floor and first floor of the existing hospital and the Chapel, including new external render, windows and changes to fenestration to accommodate changes to internal alterations, (7) construction of a second new entrance canopy to the front of the building and a new 95 square metres extension to the front and side (south-west) of the building, (8) construction of carparking to the side and rear of the building providing circa 43 additional spaces and a set-down area to the side, (9) construction of a surface water attenuation system, and (10) development of external landscaped gardens to the site together with associated site development works, works to site boundaries, services and signage, all at The Grove Hospital, Vicar Street, Tuam, County Galway.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

Having regard to the zoning objective of the site, the nature and scale of the proposed development and the policies of the current Tuam Local Area Plan 2011-2017 it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenity of the area, would not have a significant negative impact on the architectural or archaeology of the site or would not endanger public safety by reason of 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 2<sup>nd</sup> day of February, 2017, 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 out in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Prior to commencement of development, the developer shall provide for the following:-
  - (a) The appointment of a conservation expert, who shall manage and monitor the removal of stained glass and timber sash windows on the site and ensure adequate protection during those works and subsequent reuse as salvaged material.
  - (b) All removal works shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in October, 2011.
  - (c) A measured survey of the buildings to be demolished shall be undertaken and lodged with the Planning Authority and the Irish Architectural Archive prior to commencement of works

**Reason:** To ensure the integrity and protection of the historic fabric.

3. 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) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
  - (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and

- (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

- 4. Detailed measures in relation to the protection of bats shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. These measures shall be implemented as part of the development. Any envisaged destruction of structures that support bat populations shall be carried out only under licence from the National Parks and Wildlife Service and details of any such licence shall be submitted to the planning authority.

**Reason:** In the interest of wildlife protection.

- 5. 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.

- 6. No additional works shall be carried out or take place within the applicant's land holding outlined in blue (including the childrens' burial ground) as part of the proposed works without the prior receipt of planning permission of the planning authority.

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

7. 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.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this          day of                                  2017**