



An  
Bord  
Pleanála

**Board Order**

**PL 07.248915**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 17/93**

**Appeal** by Jim and Maureen Hughes care of Stephen Dowds Associates of 5 Mary Street, Galway and by Prior Park Assets Ireland Limited of 2 Friars Lock, Leighinbridge, County Carlow against the decision made on the 29<sup>th</sup> day of June, 2017 by Galway County Council to grant subject to conditions a permission to Glenlo Abbey Hotel (Baswal Limited) care of Simon J Kelly Architects of 21 Middle Street, Galway in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Planning permission for (i) a single storey extension to the existing (Golf) Clubhouse, (ii) demolition of stair core and part of the link between the existing bedroom block and 'pavilion' building and the construction of a new three storey extension containing 17 additional bedrooms, laundry, prep kitchen, other ancillary service accommodation and private external terraces at ground, (iii) alteration of fenestration to existing ground floor bedrooms, with introduction of glazed doors leading to new private external terraces along the north and south elevations, (iv) new external escape stairs together with a first floor extension at the 'pavilion' building, (v) a single storey spa facility located within the existing walled garden linked to existing hotel, (vi) a canopy and weather protecting entrance lobby at lower ground level leading to the existing 'Oak Cellar' bar, (vii) realignment of the southwest corner of the existing walled garden to facilitate a new internal road serving golf club and main service areas, (viii) removal of the existing car park to the north of the existing hotel and establishment of a new formal garden in this area, (ix)

relocation of the existing screened refuse area/service yard, (x) extension and realignment of three number existing car park areas to the south, west and northwest of the existing hotel and (xi) all associated landscaping/site works and ancillary services and (xii) retention of two number existing underground pump stations, valve chamber and associated service kiosks and all associated landscaping/site works and ancillary services at the existing Glenlo Abbey Hotel ( protected structures numbers 3441 and 3952), Kentfield, 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 scale and nature of the development proposal and the planning history of the site, it is considered that the proposal, subject to compliance with the conditions set out below, would not would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, would not adversely impact on the setting of the Protected Structures on site, would not result in a traffic hazard and would not adversely impact on any European sites. The proposed development, therefore, would be in accordance with the proper planning and sustainable 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 and conclusion carried out in the Inspector's report in respect of the 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 or projects, on these European sites in view of the site's conservation objectives. The Board was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the European sites – the Lough Corrib Special Protection Area (Site Code 004042) and the Lough Corrib Special Area of Conservation (Site Code 000297) or any other European site in view of the site's conservation objectives and a Stage 2 Appropriate Assessment (and submission of a Natura impact statement 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 6th day of June, 2017 and by the further plans and particulars received by An Bord Pleanála on the 18th day of August, 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 in accordance with the agreed particulars.

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

2. Prior to the commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing, with the planning authority.

**Reason:** To ensure an appropriate standard of development.

3. Prior to the commencement of development, detailed structural drawings of the wall bounding the walled garden and a construction method statement, detailing the methods proposed to part dismantle and reinstate the wall, shall be submitted to, and agreed in writing with, the planning authority. The method statement shall also indicate the means proposed to ensure the protection of the structural stability and fabric of the retained wall. The works should ensure the reuse, where practicably possible, of the existing stonework.

**Reason:** In the interest of preserving the architectural integrity and heritage value of the retained wall.

4. Prior to the commencement of development, and on appointment of a contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including traffic management, noise management measures and off-site disposal of construction/demolition waste.

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

5. The site works and building works required to implement the development shall be carried out only between 0700 hours and 1800 hours, Monday to Friday and between 0800 hours and 1400 hours on Saturdays and not at all on Sundays or Bank Holidays.

**Reason:** To safeguard the residential amenities of the surrounding area.

6. 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 as appropriate.

**Reason:** In the interest of public health and to ensure a proper standard of development.

7. Prior to the commencement of any works on site, details of all lighting or illumination of any part of the building or site, including direction of illumination and intensity, shall be submitted to, and agreed in writing with, the planning authority.

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

8. 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.

9. No signage (other than those shown on the drawings submitted with the application) shall be erected or displayed on the buildings or (within the curtilage of the site) in such a manner as to be visible from outside the buildings, unless authorised by a further grant of planning permission.

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

10. 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.

