An Bord Pleanála

Ordú Boird
Board Order
ABP-301454-18.

Decision Quashed

Na hAchtanna um Pleanáil agus Forbairt 2000 go 2018

Planning and Development Acts 2000 to 2018

Údarás Pleanála: Comhairle Contae na Gaillimhe

Uimhir Thagartha i gClár Pleanála: 17/1618

Planning Authority: Galway County Council

Planning Register Reference Number: 17/1618

Uimhir Thagartha an Bhoird Phleanála: ABP-301454-18

An Bord Pleanála Reference Number: ABP-301454-18

Achomharc ó Baile Éamoinn Teoranta faoi chúram McCarthy Keville O'Sullivan Limited de Bhloc 1, G.F.S.C., Bóthar Moneenageisha, Gaillimh i gcoinne an chinneadh a rinneadh ar an 23 lá de mhí Márta 2018 ag Comhairle Contae na Gaillimhe cead a dhiúltaigh don fhorbairt bheartaithe.

Appeal by Baile Éamoinn Teoranta care of McCarthy Keville O'Sullivan Limited of Block 1, G.F.S.C., Moneenageisha Road, Galway against the decision made on the 23rd day of March, 2018 by Galway County Council to refuse permission to the said Baile Éamoinn Teoranta

An Fhorbairt Bheartaithe:

Chun forbairt a dhéanamh ar láithreán de thart ar 2.6 heicteár atá suite I mbaile fearainn An Spideal Thiar. Séard a bheidh sa bhforbairt seo ná: (1) an teach cónaithe (96.5 méadar cearnach) an seid (32 méadar cearnach) agus na struchtúir a bhaineann leo atá ann cheana a scartáil, (2) forbairt úsáid mheasctha a thógáil lena n-áirítear:- óstán le 81 seomraí leapa agus dhá theach cónaithe féinfhreastail a bhaineann leis, a bheidh seirbhís glanta an óstáin ag freastal orthu; Ionad Nuálaíochta Gnó agus Bia; 6 theach cónaithe scoite; agus (3) bealaí rochtana do choisithe agus do fheithiclí, páirceáil, seirbhisí, tírdhreachú láithreán agus gach obair láithreán a bhaineann leo.

Proposed Development:

For the provision of (1) demolition of the existing dwelling (96.5 square metres) and associated shed (32 square metres) and structures, (2) construction of a mixed-use development comprising:- 81 number bedroom hotel and two number associated serviced detached dwellings; business and food innovation centre, six number detached residential dwellings; and (3) pedestrian and vehicular access ways, parking, services, site landscaping and all associated site works, all on a site which extends 2.6 hectares located in the townland of An Spidéal Thiar (Spiddal West), An Spidéal, County Galway.

An Cinneadh

DIÚLTÚ cead pleanála don fhorbairt bheartaithe thuasluaite maidir leis na cúiseanna agus na tuisceana a leagtar amach thíos.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Decision Quashed

Na hÁbhair a bhí Curtha san Áireamh

Ag déanamh a chinnidh, thug an Bord aird ar na nithe áirithe atá dualgas air, de bhua na n-Achtanna um Pleanáil agus Forbairt agus na Rialachán arna ndéanamh fúthu, aird a thabhairt dóibh. San áireamh bhí aon aighneacht agus tuairim a fuair an Bord faoi réir forálacha reachtúla.

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.

Decision Quashed

Cúiseanna agus Tuisceana

Meastar go mbeadh an fhorbairt bheartaithe ró-luath, ag féachaint don easnamh láithreach ar sholáthar saoráidí séarachais píopaithe poiblí ag freastal ar an limistéar agus don tréimhse a bhféadfaí le réasún a bheith ag súil go mbeadh deireadh leis na sriantachtaí atá i gceist. Meastar freisin go mbeadh sé dochrach do shláinte an phobail cead a thabhairt eisílteach a scaoileadh

Reasons and Considerations

It is considered that the proposed development would be premature by reference to the existing deficiency in the provision of public piped sewerage facilities serving the area and the period within which the constraint involved may reasonably be expected to cease. It is further considered that discharge from a private sewerage plant into an inadequate public sewerage network would be prejudicial

isteach i gcóras séarachais poiblí easpach, na hualaí breise hiodrálacha curtha san áireamh.	to public health, having regard to the additional hydraulic loadings involved.

Terry Ó Niadh **Ball den Bhord Pleanála a bhfuil Údarás aige séala an Bhord a fhíordheimhniú**	**Terry Ó Niadh** **Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.**

Dátaithe ar an	**lá seo de**	**2018**
Dated this the	**day of**	**2018**

Decision Quashed