



An  
Bord  
Pleanála

Ordú Boird  
Board Order  
ABP-307246-20

**Na hAchtanna um Pleanáil agus  
Forbairt 2000 go 2020**

**Planning and Development Acts  
2000 to 2020**

**Údarás Pleanála: Comhairle  
Contae na Gaillimhe  
Uimhir Thagartha i gClár Pleanála:  
19/1613**

**Planning Authority: Galway County  
Council  
Planning Register Reference  
Number: 19/1613**

**Uimhir Thagartha an Bhoird  
Phleanála: ABP-307246-20**

**An Bord Pleanála Reference  
Number: ABP-307246-20**

**Achomharc** ó Mhícheál Mór Breathnach, Tully, Oifig Poist Bhaile na hAbhann, Contae na Gaillimhe in aghaidh cinneadh a rinne Comhairle Contae na Gaillimhe ar an 26ú lá de Mhárta 2020 chun cead a thabhairt faoi réir coinníollacha do Stiúideo Telegael Teoranta faoi chúram PROFE Building Engineering and Planning as Baile Eamonn, An Spidéal, Contae na Gaillimhe, de réir na bpleananna agus na sonraí a taisceadh leis an gComhairle réamhráite.

**Appeal** by Mícheál Mór Breathnach of Tully, Ballynahown P.O., County Galway against the decision made on the 26<sup>th</sup> day of March, 2020 by Galway County Council to grant subject to conditions a permission to Stiúideo Telegael Teoranta care of PROFE Building Engineering and Planning of Baile Eamonn, An Spidéal, County Galway in accordance with plans and particulars lodged with the said Council:

**An Fhorbairt Bheartaithe:** (1) Athrú úsáide beartaithe don spás oifige ar an gcéad urlár, áiseanna sláintíochta agus ardaitheoir paisinéirí, (2) Seomra scagtha molta ar an gcéad urlár, (3) Athruithe molta ar an bun urlár ina bhfuil seomra folctha nua, seomra freastalaithe, seomra stórála, ardaitheoir paisinéirí agus aonad féinchuimsitheach, (4) Athruithe ar leagan amach an carrchlós reatha, (5) Gach comharthaíocht atá beartaithe lena n-áirítear na seirbhísí láithreáin gaolmhara go léir ag an seoladh thuas ag Indreabhán, Contae na Gallimhe.

## **An Cinneadh**

**Cead a DHEONÚ don fhorbairt bheartaithe thuas de réir na bpleananna agus sonraí réamhráite bunaithe ar na cúiseanna agus na gnéithe thíos agus faoi réir na gcoinníollacha atá leagtha amach thíos.**

**Proposed Development:** (1) A proposed change of use for the office space on the first floor, hygiene facilities and a lift for passengers, (2) A screening room is recommended on the first floor, (3) Changes recommended to the ground floor containing a new bathroom, waiting room, storage room, a lift for passengers and a self-contained unit, (4) Changes to the layout of the current carpark, (5) All proposed signage including all related site services at the above address ag Indreabhán, 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.**

## **Na nithe a cuireadh san áireamh**

Agus a chinneadh á dhéanamh, d'fhéach an Bord do na nithe sin a ceanglaíodh air, de bhua na nAchtanna um Pleanáil agus Forbairt agus na Rialacháin a rinneadh fúthu sin, féachaint dóibh. Áiríodh ar na nithe sin aon aighneach nó tuairim a fuair sé de réir aon fhorálacha reachtúla.

## **Cúiseanna agus Gnéithe**

Ag féachaint do stair phleanála an láithreáin, do phátrún na forbartha ceadaithe sa cheantar, d'fhorálacha Phlean Forbartha Chontae na Gaillimhe 2015-2021, agus do nádúr agus scála na forbartha beartaithe mar a cuireadh isteach é, mheas an Bord nach ndéanfaidh an forbairt bheartaithe, faoi réir na coinníollacha atá leagtha amach thíos a bheith comhlíonta, forbairt atá comhdhéanta d'athrú úsáide agus d'athchumrú inmheánach ar fhoirgnimh an Tí Mháinéir agus athruithe ar leagan amach an charchlóis atá anois ann, úsáid an láithreáin a threisiú, dochar

## **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 planning history of the site, to the pattern of permitted development in the area, to the provisions of the Galway County Development Plan 2015-2021, and to the nature and scale of the proposed development as submitted, the Board considered that, subject to compliance with the conditions set out below, the proposed development which primarily comprises a change of use and internal reconfiguration of the Manor House building and changes to the layout of the existing car park, would not intensify the use of the site, would not be prejudicial to public health,

do shláinte an phobail, dochar tromchúiseach do thaitneamhacht amhairc na réadmhaoine tadhlaigh agus go mbeadh sé inghlactha ó thaobh shábháilteacht agus áisiúlacht an tráchta. Mar sin, réiteodh an fhorbairt bheartaithe le planáil chuí agus forbairt inbhuanaithe an cheantair.

### **Scagadh le haghaidh measúnú oiriúnachta**

Thug an Bord ar aird nach bhfuil aon bhaint dhíreach idir an fhorbairt bheartaithe agus bainistíocht Láithreán Eorpaigh agus níl sé riachtanach dó.

Agus an scagadh don Mheasúnú Oiriúnachta á dhéanamh, ghlac an Bord leis an measúnú ar an scagadh agus an conclúid a rinneadh i dtuarascáil an Chigire maidir le láithreáin Eorpacha a shainaithint, láithreáin a bhféadfaí difear a dhéanamh dóibh, agus sainaithint agus measúnú na héifeachtaí suntasacha a d'fhéadfadh a bheith mar thoradh ar an bhforbairt bheartaithe, cibé ina n-aonar nó in

would not seriously injure the visual amenities of adjoining properties and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Screening for Appropriate Assessment**

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

éineacht le pleananna nó tionscadail eile, ar na láithreáin Eorpacha seo i bhfianaise Chuspóirí Caomhantais an láithreáin.

Bhí an Bord sásta nach dócha go mbeidh éifeacht shuntasach ag an bhforbairt bheartaithe, ina aonar nó in éineacht le pleananna nó tionscadail eile, ar Limistéar Caomhantais Choimpléacs Portaigh Chonamara (Cód Láithreáin: 002034), nó ar aon láithreán Eorpach eile, i bhfianaise Chuspóirí Caomhantais an láithreáin.

## **Coinníollacha**

1. Déanfar an fhorbairt agus cuirfear i gcrích é de réir na bpleananna agus na sonraí a taisceadh leis an iarratas, agus a leasaíodh le pleananna agus sonraí a cuireadh istach ar an 3 Márta 2020, ach amháin mar a bheadh riachtanach ar chúis éigin eile chun na coinníollacha seo a leanas a chomhlíonadh. I gcás inar gá sonraí a aontú leis an údarás pleanála chun na coinníollacha sin a shásamh, aontóidh an forbróir na sonraí sin i scríbhinn leis an údarás pleanála sula gcuirfear tús leis an bhforbairt agus déanfar an fhorbairt agus cuirfear i

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 Connemara Bog Complex Special Area of Conservation (Site Code: 002034), or any other European site, in view of the site's Conservation Objectives.

## **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 3<sup>rd</sup> day of March, 2020, 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

gcrích é de réir na sonraí aontaithe.

development shall be carried out and completed in accordance with the agreed particulars.

**An chúis:** Ar mhaithe le soiléire.

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

2. Beag beann ar fhorálacha na bhforbairtí díolmhaithe sna Rialacháin Pleanála agus Forbartha, 2001, agus aon fhorál reachtúil lena leasaítear nó a ghabhann a n-áit, ní úsáidfear an fhorbairt bheartaithe ach amháin mar fhoirgneamh coimhdeach don stiúideo scannáin atá i gceangal leis (mar atá sonraithe sna doiciméid thaiscthe), mura n-údaraítear a mhalairt i gcead pleanála a deonaíodh roimhe.

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be used solely as ancillary to the adjoining filming studio (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission.

**An chúis:** Ar mhaithe le soiléire

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

3. Déanfar gach uisce dromchla a ghinfear laistigh de theorainneacha an láithreáin a bhailiú agus a dhiúscairt laistigh de chúirtealáiste an láithreáin. Ní scaoilfear aon uisce dromchla ó dhíonta, áiteanna pábháilte ná áiteanna eile amach ar an mbóthar poiblí ná ar réadmhaoin thadhlach.

3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

**An chúis:** Ar mhaithe le  
sábháilteacht an tráchta agus pleanáil  
chuí agus forbairt inbhuanaithe.

**Reason:** In the interests of traffic  
safety and proper planning and  
sustainable development.

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**Maria FitzGerald**

**Ball den Bhord Pleanála a  
bhfuil Údarás aici séala an  
Bhord a fhíordheimhniú**

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

**Dátaithe ar an**

**lá seo de**

**2020**