



**An
Bord
Pleanála**

**Ordú Boird
Board Order
ABP-308401M-20**

Leasú ar Ordú Boird.

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

**Údarás Pleanála: Comhairle
Cathrach na Gaillímhe**

**Uimhir Thagartha i gClár Pleanála:
20/1005**

**Uimhir Thagartha an Bhoird
Phleanála: ABP-308401M-20**

An Fhorbairt Bheartaithe:

Foirgneamh lasmuigh ar an láithreán a scartáil agus scéim cbónaithe ilchineálach a thógáil, comhdhéanta de: (a) 48 uimhir aonad cónaithe nua comhdhéanta de: 13 (uimhir) aonad cónaithe cuidithe aon seomra leapa agus 1 (uimhir) aonad cónaithe dhá

Amendment of Board Order

**Planning and Development
Acts 2000 to 2020**

**Planning Authority: Galway
County Council**

**Planning Register Reference
Number: 20/1005**

**An Bord Pleanála Reference
Number: ABP-308401M-20**

Proposed Development: Demolition of an existing outbuilding on site and construction of a mixed-use residential lead scheme of: (a) 48 number new residential units comprising of: 13 number one bedroom and 1 number two bed assisted living units for the elderly, 14 number two storey two bedroom duplex houses, 1 number

sheomra leapa do dhaoine scothaosta, 14 (uimhir) teach dhá stór dhá sheomra leapa, 1 (uimhir) teach dhá stór trí sheomra leapa, 4 (uimhir) theach sraithe trí stór trí sheomra leapa, 9 (uimhir) dteach lár sraithe dhá stór dhá sheomra leapa agus 6 (uimhir) theach deireadh sraithe trí sheomra leapa dhá stór, (b) creis, caifé pobail, páirceáil shlán do rothair, ardaitheoir seachtrach inrochtana do chathaoireacha rothaí agus stóir ghaolmhara d'araidí (c) tá tírdhreachú réimse poiblí san áireamh san fhorbairt a bheartaítear lena n-áirítear spás oscailte poiblí roinnte agus soilsiú poiblí, (d) rochtain nua do choisithe agus d'fheithiclí ó Bhóthar an Chlocháin N59 agus (e) gach seirbhís uisce dromchla agus draenála bréan agus naisc atá coimhdeach leis an bhforbairt chónaithe agus na hoibreacha forbartha láithreáin gaolmhara go léir ag Baile Uí Chuir, Maigh Cuillinn, Contae na Gaillimhe.

three bedroom two storey duplex house, 4 number three bedroom three storey terrace houses, 9 number two bedroom two storey mid terrace houses and 6 number three bedroom two storey end terrace houses, (b) creche, community café, secure bicycle parking, external wheelchair accessible lift and associated bin stores, (c) the proposed development also includes public realm landscaping including shared public open space and public lighting, (d) a new pedestrian and vehicular access from the N59 Clifden Road and (e) provision of all associated surface water and foul drainage services and connections ancillary to the residential lead development and all associated site development works at Ballyquirke Moycullen, County Galway.

DE BHRÍ go ndearna an Bord cinneadh cead a thabhairt, faoi réir coinníollacha, maidir leis an bhforbairt thuasluaite le hordú dar dáta an 25ú lá de Mhárta, 2021:

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by order dated the 25th day of March, 2021:

AGUS DE BHRÍ gur tháinig sé chun solais don Bhord gur fágadh coinníoll maidir le Cuid V den Acht Pleanála agus Forbartha, 2000, arna leasú (tithíocht shóisialta agus inacmhainne) ar lár ón Ordú mar gheall ar earráid riaracháin:

AND WHEREAS it has come to the attention of the Board that due to an administrative error, a condition in relation to Part V of the Planning and Development Act, 2000, as amended (social and affordable housing) was omitted from the Order:

AGUS DE BHRÍ gur mheas an Bord nach ndéanfaí athrú ábhartha ar théarmaí na forbartha, faoi réir an cheada nó an chinnidh, dá ndéanfaí an tOrdú Boird a leasú:

AND WHEREAS the Board considered that the amendment of the Board Order would not result in a material alteration of the terms of the development, the subject of the permission or decision:

AGUS DE BHRÍ, ag féachaint do chineál na saincheiste atá i gceist, chinn an Bord gan aighneachtaí i leith an ábhair a iarraidh ar aon duine a rinne aighneachtaí nó tuairimí chuig an mBord maidir leis an ábhar arb é ábhar an leasathe seo:

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from any person who had made submissions or observations to the Board in relation to the matter, the subject of this amendment:

ANOIS MAR SIN de réir alt 146A (1) den Acht um Pleanáil agus Forbairt 2000, arna leasú, leasaíonn an Bord leis seo an cinneadh thuasluaite trí choinníoll nua a chur isteach is é sin, uimhir 20 dá Ordú agus an chúis atá leis, i ndiaidh choinníoll uimhir 19 dá Ordú, mar a leanas:

20. Sula gcuirfeadh tús le forbairt, déanfaidh an t-iarratasóir nó duine eile a bhfuil leas aige sa talamh lena mbaineann an t-iarratas comhaontú i scríbhinn leis an údarás pleanála i ndáil le tithíocht a sholáthar de réir cheanglais alt 94 (4) agus alt 96 (2) agus (3) (Cuid V) den Acht um Pleanáil agus Forbairt 2000, arna leasú, mura mbeidh iarratas déanta ar dheimhniú díolúine agus arna dheonú faoi alt 97 den Acht, arna leasú. I gcás nach dtiocfar ar chomhaontú den sórt sin laistigh de ocht seachtaine ó dháta an ordaithe seo, féadfaidh an t-údarás pleanála nó aon pháirtí ionchasach eile sa chomhaontú an t-ábhar atá faoi dhíospóid (seachas ábhar lena mbaineann alt 96 (7)) a tharchur

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision by the insertion of a new condition that is, number 20 of its Order and the reason therefor, after condition number 19 of its Order, as follows:

20. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other

chuig an mBord Pleanála lena chinneadh.

prospective party to the agreement to An Bord Pleanála for determination.

An Chúis: Cloí le ceanglais Chuid V den Acht Pleanála agus Forbartha 2000, arna leasú, agus leis an straitéis tithíochta i bplean forbartha an cheantair.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

Terry Prendergast

Terry Prendergast

Comhalta den Bhord Pleanála atá údaraithe go cuí chun séala an Bhoird a fhíordheimhniú

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



Dátaithe ar an 5th lá seo de 16^{il} 2021