

Planning and Development Acts 2000 to 2020

Planning Authority: Galway City Council

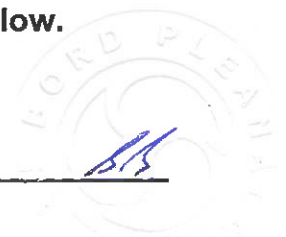
Planning Register Reference Number: 21/64

Appeal by Seamus Griffin of Mincloon, Ragoon, Galway City against the decision made on the 6th day of May, 2021 by Galway City Council to grant subject to conditions a permission to Garrulus Limited care of Patrick McCabe Architects of Súil Nua Architecture Studio, Mincloon, Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Residential development to comprise four number terraced houses (two-storey plus attic accommodation), open space, landscaping, car parking and all associated site works and services at Ragoon Road, Mincloon, 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.



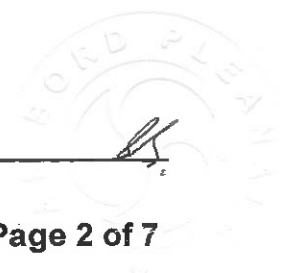
Matters Considered

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:

- (a) the Galway City Development Plan 2017-2022 according to which the site is within an area subject to the zoning objective "R" which is "to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods" and within "Neighbourhoods - Outer Suburbs" as provided for in section 2.5 of the plan,
- (b) the Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (Cities, Towns & Villages) issued by the Department of the Environment, Heritage and Local Government in May, 2009 according to which a density of 35-50 units per hectare is recommended for new residential development on serviced zoned lands in urban areas close to services and facilities,



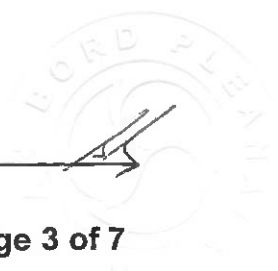
- (c) the Urban Development and Building Heights: Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in December 2018, according to Special Planning Policy Requirement (SPPR1) of which it is government policy to support increased building height and density in locations with good public transport accessibility, particularly near or in town/city cores, and
- (d) the configuration of the site and to the established pattern and character of the existing development in the surrounding area,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities and character of the surrounding built environment or the residential amenities of adjoining properties by reason of height, design, layout and density of the development, would be acceptable in terms of traffic and public safety and convenience and 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, 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 the development, the developer shall submit and agree in writing with the planning authority, full details for the proposed entrance to include details of dimensions for the entrance, its splays and sightlines in each direction and full details of materials height and finishes for front boundary treatment which shall include local granite stone facing.

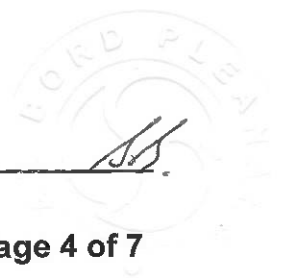
Reason: In the interests of clarity, pedestrian and vehicular safety and convenience and the visual amenities of the area.

3. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



5. Details of the materials, colours and textures of all the external finishes to the proposed development, which shall include use of local granite stone facing and blue/black or dark roof tiles, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

6. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

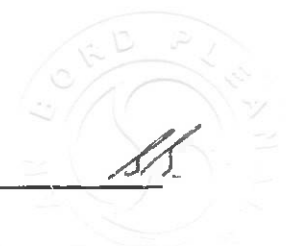
Reason: In the interest of public health.

7. Water supply and drainage arrangements, including the attenuation and 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.

8. A minimum of four of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fit out of charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transport.



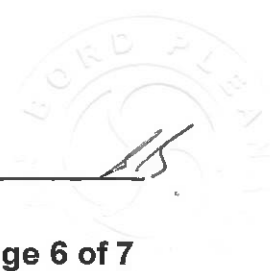
9. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interests of orderly development and visual amenities of the area.


10. Details of the proposed signage, naming and numbering scheme for the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Any additional signage shall be the subject of a separate planning application.

Reason: In the interests of visual amenity and residential amenities of the area.

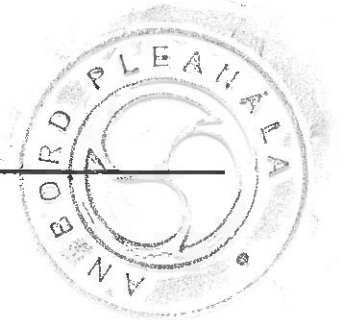
11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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.



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



Dated this  day of  2021.