

An
Bord
Pleanála

Ordú Boird
ABP-316165-23

Na hAchtanna um Pleanáil agus Forbairt 2000 go 2022

Planning and Development Acts 2000 to 2022

Údarás Pleanála: Comhairle Contae na Gaillimhe

Planning Authority: Galway County Council

Uimhir Thagartha an Chláir Phleanála: 2360008

Planning Register Reference Number: 2360008

Achomharc ó Glann Mor Ceibh Teo faoi chúram MKO as Bóthar Thuama, Gaillimh in aghaidh chinneadh Chomhairle Contae na Gaillimhe a rinneadh an 2^ú lá Márta, 2023 chun cead a dhiúltú don fhorbairt atá beartaithe.

An Fhorbairt atá Beartaithe: Tá an fhorbairt seo comhdhéanta de: (i) Tógáil dhá cheann déag de shó-bhailtíni glampála (gach ceann díobh féin chuimsitheach) agus tírdhreachtú an láithreáin a bhaineann leis seo; (ii) cosán agus fál a sholáthar feadh an chladaigh; (iii) páirc shiamsaíochta iata a thógáil; (iv) bealach éigeandála tánaisteach agus bealach isteach/amach ón suíomh a sholáthar; (v) crainn bheaga a chur agus a thírdhreachú ar fud an láithreáin; (vi) athlonnú an Ionaid Threasaigh um Chóireáil Fuíolluisce ar an láithreán turasóireachta (ceadaithe cheana féin faoi thagairt an údaráis phleanála: 18/1605 agus tagairt an Bhoird Pleanála: ABP-309759-21); (vii)

leasú ar leagan amach an limistéir charrpháirceála (sé spás páirceála breise do chairr agus 12 spás do rothair); (viii) comharthaí faisnéise agus turasóireachta a athlonnú (ceadaithe cheana féin faoi thagairt an údaráis phleanála: 21/225); agus (ix) gach forbairt ghaolmhar agus choimhdeach ar an láithreán atá faoi chaibidil, go léir ag Barr an Doire, An Gleann Mór, An Cheathrú Rua, Co. na Gaillimhe.

Cinneadh

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

Cúiseanna agus Cúrsaí

Ag féachaint don stair phleanála a bhaineann leis an ngabháltas talún gaolmhar, go háirithe leis an ionad oidhreacht muirí agus cultúrtha ar tugadh cead dó faoi thagairt an chláir phleanála 18/1605 (tagairt ABP-309759-21 an Bhoird Pleanála), agus ag féachaint freisin don phatrún forbartha sa chomharsanacht agus cuspóirí beartais Phlean Forbartha Chontae na Gaillimhe 2022-2028 go sonrach cuspóirí beartais TI 1 Bonneagar Turasóireachta, TI 2 Cóiríocht do Chuaiteoirí, agus Caighdeán DM 44: Láithreacha Campála agus Carbhán, agus scála agus nádúr na forbartha a bheartaítear agus na forbartha ceadaithe, meastar nach ndéanfaidh an fhorbairt bheartaithe, faoi réir chomhlíonadh na gcoinníollacha atá leagtha amach thíos, díobháil thromchúiseach do thaitneamhachtaí na réadmhaoine sa chomharsanacht, nach mbeadh sé dochrach do shláinte an phobail agus go mbeadh sé inghlactha i dtéarmaí tráchta agus sábháilteacht coisithe agus taitneamhacht amhairc. Mar sin bheadh an fhorbairt atá bheartaithe ag teacht le pleanáil chuí agus forbairt inbhuanaithe an cheantair.

Coinníollacha

1. Déanfar agus críochnófar an fhorbairt de réir na bpleananna agus na sonraí a taisceadh leis an iarratas agus de réir na bpleananna agus na sonraí breise a fuair an Bord Pleanála ar an 29ú lá de Mhárta 2023, ach amháin mar is gá a mhalairt d'fhonn cloí leis na coinníollacha seo a leanas. Sa chás go n-éilíonn coinníollacha den sórt sin sonraí a aontú leis an údarás pleanála, aontóidh an forbróir sonraí den sórt sin i scríbhinn leis an údarás pleanála sula gcuirfear tús leis an bhforbairt agus déanfar an fhorbairt agus críochnófar é de réir na sonraí comhaontaithe.

An chúis: Ar mhaithe le soiléire.

2. Taobh amuigh d'aon imeacht a údaraítear go sonrach leis an gcead seo, déanfar an fhorbairt agus críochnófar é de réir théarmaí agus choinníollacha an cheada a deonaíodh ar an 31ú lá de Mhárta 2022 faoi achomharc uimhir thagartha ABP-309759-21 (uimhir thagartha an chláir phleanála 181605), agus aon chomhaontuithe a rinneadh faoi sin. Rachaidh an cead is ábhar don Ordú seo in éag an 31ú lá de Mhárta, 2027.

An chúis: Ar mhaithe le soiléireacht agus lena chinntiú go ndéantar an fhorbairt iomlán de réir an cheada roimhe seo.

3. Déanfar an fhorbairt ar bhonn céimnithe, de réir scéim chéimnithe a chuirfear faoi bhráid an údaráis phleanála agus a aontófar i scríbhinn leis sula gcuirfear tús le haon fhorbairt. Ní áiteofar aon fhaighneoga glampála sula mbeidh an tIonad Oidhreachta Muirí agus Cultúir tugtha chun críche.

An chúis: Chun soláthar tráthúil seirbhísí a chinntiú, ar mhaithe le háititheoirí na cóiríochta turasóireachta atá beartaithe.

4. Déanfar na bearta maolaithe atá leagtha amach i gCuid 6 den Ráiteas Tionchair Natura a cuireadh isteach leis an iarratas a chur i gcrích ina n-íomláine, ach amháin nuair a éilíonn coinníollacha a ghabhann leis an gcead seo a mhalairt.

An chúis: Chun an timpeallacht a chosaint.

5. (a) Déanfar gach beart seachanta éiceolaíochta a chur i bhfeidhm go hiomlán agus a chur i gcrích de réir an dea-chleachtais éiceolaíochta i gcomhairle le gníomhaireachtaí reachtúla (más gá).
- (b) Ceapfar éiceolaí chun comhairle a thabhairt maidir le haon oibreacha, ionas go gcuirfear i gcrích iad de réir na treorach dea-chleachtais. Tabharfar faoi gach beart maolaithe i gcomhairle le comhlachtaí reachtúla de réir mar is gá. Féachfaidh na bearta do shuirbhé éiceolaíoch a rinneadh roimh thús na forbartha chun faisnéis bhonnlíne faoi speicis mhadra uisce a thabhairt cothrom le dáta.
- (c) Déanfar plean a bhaineann go sonrach leis an suíomh ar mhaithe le hallmhairiú speicis choimhthíocha ionracha a chosc a ullmhú agus a chur i bhfeidhm ó thús deireadh na forbartha.

Cuirfear tuarascáil ar chur i bhfeidhm na mbeart éiceolaíochta faoi bhráid an údaráis phleanála ar chéad oibriú na forbartha.

An chúis: Chun bithéagsúlacht na dúiche a chosaint go leordhóthanach.

6. Sula gcuirfear tús leis an bhforbairt, déanfaidh an t-iarratasóir comhaontú dlíthiúil leis an údarás pleanála faoi alt 47 den Acht um Pleanáil agus Forbairt 2000, arna leasú, ag sonrú go mbeidh an fhorbairt iomlán, comhdhéanta de 12 fhaighneog glampála, cosáin chladaigh, clós súgartha, bealach rochtana éigeandála, Ionad Treasach Cóireála Fuíolluisce agus páirceáil ar an suíomh dá dtagraíonn an cead seo, faoi úinéireacht aonair agus nach ndéanfar e a fhoroinnt, agus beidh na faighneoga glampála ar fáil le ligean ar cíós gearrthéarmach amháin, ar feadh uastréimhse ceithre seachtaine.

An chúis: Ar mhaithe le pleanáil chuí agus forbairt inbhuanaithe an cheantair,

7. Cuirfear scéim chuimsitheach cóireála teorann agus tírdhrechtaithe faoi bhráid an údaráis phleanála agus aontófar í i scríbhinn í, sula gcuirfear tús leis an bhforbairt.

Áireofar an méid seo a leanas sa scéim seo:-

- (a) mionsonraí de gach bailchríoch dromchla crua a bheartaítear laistigh den fhorbairt;
- (b) láithreacha beartaithe crann fulangach muirí agus plandú tírdhreacha eile san fhorbairt, lena n-áirítear sonraí faoin scagadh atá beartaithe don ghléasra cóireála fuíolluisce pacáistithe príobháideach;
- (c) mionsonraí na gcóireálacha teorann atá beartaithe, lena n-áirítear airde, ábhair agus bailchríocha.

Déanfar an chóireáil teorann agus an tírdhrechtú de réir na scéime comhaontaithe.

An chúis: Ar mhaithe le taitneamhachtaí amhairc an cheantair.

8. Sula dtosófar ar an bhforbairt, rachaidh an forbróir isteach i gcomhaontú/uithe nasctha uisce agus/nó fuíolluisce le hUisce Éireann.

An chúis: Ar mhaithe le sláinte an phobail.

9. (a) Déanfar an córas cóireála fuíolluisce pacáistithe atá beartaithe a lonnú, a thógáil agus a chothabháil de réir na sonraí a cuireadh faoi bhráid an Bhoird Pleanála an 29ú lá de Mhárta 2023, agus de réir cheanglais an doiciméid dar teideal 'Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels' arna ullmhú ag an nGníomhaireacht um Chaomhnú Comhshaoil i 1999. Cuirfear socruithe maidir le cothabháil leanúnach an chórais faoi bhráid an údaráis phleanála, agus aontófar orthu i scríbhinn, sula gcuirfear tús leis an bhforbairt.
- (b) Laistigh de thrí mhí ó chéad áitiú an lárionaid, cuirfidh an forbróir tuarascáil isteach ó dhuine cuícháilithe ag a bhfuil árachas slánaíochta gairmiúla ina ndeimhneofar go bhfuil an gléasra cóireála fuíolluisce pacáistithe beartaithe suiteáilte agus coimisiúnaithe de réir na sonraí ceadaithe agus go bhfuil sé ag obair ar bhealach sásúil de réir na gcaighdeán atá leagtha amach i Lámhleabhar na Gníomhaireachta um Chaomhnú Comhshaoil agus nach sáraíonn an fuíolluisce éileamh ocsaigine ceimiceach 125mg/l.
- (c) Áireoidh an fhorbairt nasc leis an ngréasán fuíolluisce atá os comhair an láithreáin chun go mbeifear in ann nasc a dhéanamh amach anseo ar choimisiúnú an ionaid chóireála séarachais chathrach don limistéar, agus díchoimisiúnú agus baint an ghléasra cóireála fuíolluisce pacáistithe atá beartaithe laistigh de thrí mhí de nascadh le líonra cóireála fuíolluisce cóireáilte.

An chúis: Ar mhaithe le sábháilteacht an phobail agus taitneamhachtaí cónaithe.

10. Cuirfear soilsiú poiblí ar fáil de réir scéime, agus cuirfear sonraí na scéime sin ar aghaidh chuig an údarás pleanála agus aontófar iad i scríbhinn leis an údarás pleanála, sula gcuirfear tús leis an bhforbairt. Díreoidh soilsiú den sórt sin ar riachtanais éiceolaíochta maidir leis an madra uisce agus cuirfear ar fáil é sula gcuirfear an t-ionad oidhreachta muirí agus cultúrtha ar fáil lena áitiú.

An chúis: Ar mhaithe le taitneamhacht agus sábháilteacht phoiblí.

11. Cuirfear sonraí na n-ábhar, na ndathanna agus na n-uigeachtaí i gcás gach bailchríche sheachtraí ar an fhorbairt atá beartaithe isteach leis an iarratas, mura n-aontaítear a mhalairt i scríbhinn leis an údarás pleanála sula gcuirfear tús leis an bhforbairt.

An chúis: Ar mhaithe le taitneamhacht amhairc.

12. Comhlíonfaidh socruithe draenála lena n-áirítear caolú agus diúscairt uisce dromchla, ceanglais an údaráis pleanála maidir le hoibreacha agus seirbhísí dá leithéid. Sula gcuirfear tús leis an bhforbairt, cuirfidh an forbróir, le haghaidh comhaontú scríofa, faoi bhráid an údaráis phleanála, togra mionsonraithe um dhearadh uisce dromchla ina n-ionchorprófar gné de bhearta an Chórais Inbhuanaithe Draenála Uirbí más indéanta.

An chúis: Ar mhaithe le sláinte an phobail agus le bainistiú an uisce dhromchla.

13. Cuirfear plean ina mbeidh sonraí maidir le bainistiú dramhaíola laistigh den fhorbairt, lena n-áirítear soláthar saoráidí chun dramhaíl a stóráil, a leithscaradh agus a bhailiú agus, go háirithe, ábhair in-athchúrsáilte, a chur faoi bhráid an údaráis pleanála agus a aontú i scríbhinn leis roimh

thosú na forbartha. Ina dhiaidh sin, déanfar an dramhaíl a bhainistiú i gcomhréir leis an bplean comhaontaithe.

An chúis: Chun soláthar a dhéanamh do bhainistíocht chuí dramhaíola agus go háirithe d'ábhair in-athchúrsáilte, ar mhaithe leis an timpeallacht a chosaint.

14. Bainisteofar tógáil na forbartha de réir Phlean Bainistíocht Tógála mionsonraithe, a chuirfear isteach chuig an údarás pleanála agus a aontófar leis i scríbhinn, sula gcuirfear tús leis an bhforbairt. Soláthróidh an plean seo sonraí faoin gcleachtas tógála beartaithe don fhorbairt, lena n-áirítear:
- (a) suíomh an tsuímh agus chompún na n-ábhar lena n-áirítear an limistéar/na limistéir a aithníodh le haghaidh stóráil bruscair tógála;
 - (b) suíomh na limistéar le haghaidh oifigí láithreán tógála agus áiseanna foirne;
 - (c) sonraí maidir le fálú slándála an tsuímh agus clárlach slándála;
 - (d) mionsonraí na n-áiseanna páirceála ar an láthair le haghaidh oibrithe láithreáin le linn na tógála;
 - (e) sonraí maidir le hamú agus ródú tráchta tógála isteach agus amach as an láithreán tógála agus an treochoimharthaíocht ghaoimhar, lena n-áirítear moltaí chun seachadadh ualaí neamhghnácha chuig an láithreán a éascú;
 - (f) bearta chun scuaine tráchta foirgníochta ar an gcé agus ar an ngréasán bóithre tadhlach a sheachaint;
 - (g) bearta chun doirteadh nó leagan cré, spallaí nó smionagar eile ar an gcé agus ar an ngréasán bóithre poiblí a chosc;

- (h) socruithe malartacha a chur i bhfeidhm do choisithe, do rothaithe agus d'fheithiclí i gcás go ndúnfar aon bhóthar poiblí nó cosán le linn oibreacha forbartha láithreáin;
- (i) soláthar páirceála d'áiteanna cónaithe atá ann cheana féin sa chomharsanacht le linn na tréimhse tógála;;
- (c) mionsonraí maidir le bearta maolaithe iomchuí a chur i bhfeidhm maidir le torann, deannach agus tonnchrith, agus monatóireacht ar leibhéil den sórt sin,
- (k) gach breosla agus ola a bhaineann le tógáil a shrianadh laistigh de bhundaí a tógadh go speisialta chun a chinntiú go dteorainnaítear aon doirteadh breosla go hiomlán. Beidh díonta ar bhundaí den sórt sin chun uisce báistí a choimeád amach;
- (l) diúscairt dramhaíola tógála/ scartála lasmuigh den láthair agus sonraí faoin gcaoi a bhfuil sé beartaithe ithir thochailte a bhainistiú,
- (m) modh le cinntiú go ndéantar rith chun srutha uisce dromchla a rialú sa chaoi is nach dtéann aon síolta ná truailleáin eile isteach i séaraigh nó draenacha áitiúla d'uisce dromchla.

Coinneoidh an t-údarás pleanála taifead de sheiceálacha laethúla go bhfuil na hoibreacha á ndéanamh de réir an Phlean Bainistíochta Tógála le breithniú ag an údarás pleanála.

An chúis: Ar mhaithe le taitneamhacht, sláinte agus sábháilteacht phoiblí.

15. Ní chuirfear forbairt láithreáin agus oibreachta tógála i gcrích ach amháin idir na huaireanta 0800 go 1900 Luan go hAoine agus an dá lá sin san áireamh agus idir 0900 agus 1400 ar an Satharn. Ní bheidh aon obair ar siúl ar an Domhnach ná ar laethanta saoire poiblí. Ní cheadófar imeacht ó na hamanna seo ach amháin i gcásanna eisceachtúla ina gcuireann an t-údarás pleanála ceadú ar fáil roimh ré.

An chúis: Chun taitneamhachtaí cónaithe na n-áiteanna cónaithe sa chomharsanacht a chosaint.

16. Íocfaidh an forbróir leis an údarás pleanála ranníocaíocht airgeadais maidir le bonneagar agus saoráidí poiblí a théann chun leasa forbartha i gceantar an údaráis pleanála a chuirtear ar fáil nó atá ceaptha le cur ar fáil ag nó thar ceann an údaráis de réir théarmaí na Scéime don Ranníocaíocht Forbartha a rinneadh faoi alt 48 den Acht um Pleanáil agus Forbairt 2000, leasaithe. Íocfar an ranníocaíocht sula gcuirfear tús leis an bhforbairt nó ina thráth-íocaíochtaí de réir mar a éascóidh an t-údarás pleanála agus beidh sí faoi réir aon fhorálacha ábhartha innéacsaithe den Scéim ag uair na híocaíochta. Aontófar sonraí chur i bhfeidhm théarmaí na Scéime idir an t-údarás pleanála agus an forbróir nó, mura ndéantar comhaontú den sórt sin, tarchuirfear an cheist don Bhord Pleanála chun cuíchur i bhfeidhm théarmaí na Scéime a chinneadh.

An chúis: Tá sé ina cheanglas den Acht um Pleanáil agus Forbairt 2000, arna leasú, go gcuirfí coinníoll a éilíonn ranníocaíocht de réir na Scéime Ranníocaíochta Forbartha arna dhéanamh faoi alt 48 den Acht i bhfeidhm ar an gcead.

Appeal by Glann Mor Ceibh Teo care of MKO of Tuam Road, Galway against the decision made on the 2nd day of March, 2023 by Galway County Council to refuse permission for the proposed development.

Proposed Development: This development consists of: (i) Construction of twelve luxury glamping villas (each self-contained) and landscaping of the site associated with this; (ii) provision of a footpath and fence along the shore; (iii) the construction of an enclosed amusement park; (iv) provision of a secondary emergency route and entrance/exit from the site; (v) planting and landscaping

of small trees throughout the site; (vi) relocation of the approved Tertiary Wastewater Treatment Plant on the tourist site (already approved under planning authority reference: 18/1605 and An Bord Pleanála reference: ABP-309759-21); (vii) amendment of car parking layout (six additional parking spaces for cars and 12 spaces for bicycles); (viii) relocation of information and tourist signage (already approved under planning authority reference: 21/225); and (ix) all related and ancillary developments on the site under discussion, all at Barraderry, Glenmore, An Cheathrú Rua, 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.

Reasons and Considerations

Having regard to the planning history pertaining to the associated landholding, particularly to the maritime and cultural heritage centre granted permission under planning register reference 18/1605 (An Bord Pleanála reference ABP-309759-21), and also having regard to the pattern of development in the vicinity and the policy objectives of the Galway County Development Plan 2022-2028 specifically policy objectives TI 1 Tourist Infrastructure, TI 2 Visitor Accommodation, and DM Standard 44: Camping and Caravan Sites, and the scale and nature of the proposed development and permitted development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic and pedestrian safety and visual amenity. The proposed development 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 and by the further plans and particulars received by An Bord Pleanála on the 29th day of March 2023, 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 31st day of March 2022 under appeal reference number ABP-309759-21 (planning register reference number 181605), and any agreements entered thereunder. The permission the subject of this Order shall expire on the 31st day of March 2027.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The development shall be carried out on a phased basis, in accordance with a phasing scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any development. No glamping pods shall be occupied in advance of the completion of the Maritime and Cultural Heritage Centre.

Reason: To ensure the timely provision of services, for the benefit of the occupants of the proposed tourism accommodation.

4. The mitigation measures set out in Section 6 of the Natura Impact Statement submitted with the application shall be carried out in full, except where otherwise required by conditions attached to this permission.

Reason: To protect the environment.

5. (a) All ecological avoidance measures shall be implemented in full and carried out in accordance with best ecological practice in consultation with statutory agencies (if necessary).
- (b) An ecologist shall be appointed to advise on any works, such that they will be carried out in accordance with best practice guidance. All mitigation measures will be undertaken in consultation with statutory bodies as required. The measures shall have regard to an ecological survey carried out prior to the commencement of the development in order to update baseline information of other species.
- (c) A site-specific plan for the prevention of importing invasive alien species onto the site shall be prepared and implemented throughout the carrying out of the development.

A report on the implementation of ecological measures shall be submitted to the planning authority upon first operation of the development.

Reason: To adequately protect the biodiversity of the area.

6. Before development commences, the applicant shall enter into a legal agreement with the planning authority under section 47 of the Planning and Development Act 2000, as amended, specifying that the entire development, consisting of 12 glamping pods, shoreline pathways, playground, emergency access route, Tertiary Wastewater Treatment Plant and parking on the site that this permission refers to, shall be held in single ownership and shall not be subdivided, and the glamping pods shall be available for short term holiday letting only, for maximum duration of four weeks.

Reason: In the interests of the proper planning and sustainable development of the area

7. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development. This scheme shall include the following:-
- (a) details of all proposed hard surface finishes within the development;
 - (b) proposed locations of marine tolerant trees and other landscape planting in the development, including details of proposed screening to the private packaged wastewater treatment plant;
 - (c) details of proposed boundary treatments, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of the visual amenities of the area.

8. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann.

Reason: In the interest of public health.

9. (a) The proposed packaged wastewater treatment system shall be located, constructed and maintained in accordance with the details submitted to An Bord Pleanála on the 29th day of March 2023, and in accordance with the requirements of the document entitled 'Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels' prepared by the Environmental Protection Agency in 1999. Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) Within three months of the first occupation of the centre, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proposed packaged wastewater treatment plant has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the Environmental Protection Agency Manual and with wastewaters not exceeding a chemical oxygen demand of 125mg/l.
- (c) The development shall include for a connection to the wastewater network fronting the site to enable a future connection to be made upon commissioning of the municipal sewerage treatment plant for the area, and the decommissioning and removal of the proposed packaged wastewater treatment plant within three months of connecting to a treated wastewater treatment network.

Reason: In the interest of public health and the protection of the environment.

10. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall address ecological requirements with respect to otter and shall be provided prior to the making available for occupation of the maritime and cultural heritage centre.

Reason: In the interests of amenity, biodiversity and public safety.

11. Details of the materials, colours and textures of all the external finishes to the proposed development shall be as submitted with the application, unless otherwise agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

12. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development the developer shall submit, for written agreement, to the planning authority, a detailed surface water design proposal that incorporates an element of Sustainable Urban Drainage System measures if feasible.

Reason: In the interest of public health and surface water management.

13. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

14. 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, including:
- (a) the location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
 - (b) the location of areas for construction site offices and staff facilities;
 - (c) the details of site security fencing and hoardings;
 - (d) the details of on-site car parking facilities for site workers during the course of construction;
 - (e) the details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
 - (f) measures to obviate queuing of construction traffic on the adjoining road network;
 - (g) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
 - (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
 - (i) the provision of parking for existing properties in the vicinity during the construction period;

- (j) the details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (k) the containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (l) the off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (m) the means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety.

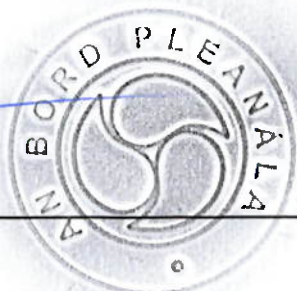
15. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, 0900 to 1400 on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

16. 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.



Tom Rabbette

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

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

Dátaithe ar an

18th

lá seo de

July

2024