

An  
Bord  
Pleanála

## Board Order ABP-317794-23

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 23/60567**

**Appeal** by JBROC Oranmore Limited care of O'Neill O'Malley Architecture of Block 2, Galway Technology Park, Parkmore, County Galway against the decision made on the 18<sup>th</sup> day of July, 2023 by Galway County Council to refuse permission.

**Proposed Development:** Construction of a four-bed two-storey dwelling, gross floor area of 214 square metres, with vehicular entrance and all associated site works and connections to all associated services, all at Tobair Óráin, Oranhill, Oranmore, County Galway.

### Decision

**GRANT** permission for the above proposed development for the reasons and considerations under and subject to the conditions set out below.

## Reasons and Considerations

Having regard to:

- (a) the design, scale and layout of the proposed development,
- (b) the pattern of development in the area,
- (c) the provisions of the Galway County Development Plan 2022-2028, including the 'Residential Phase 1' zoning of the majority of the site,
- (d) the provision of public open space within the wider development, and
- (e) the absence of referenced capacity constraints in Oranmore in relation to water supply, and in relation to wastewater capacity to the nature of the proposed development comprising a single dwelling, the categorisation of Oranmore as a Tier 1 settlement within the Infrastructure Assessment of the County Development Plan, and reference to Oranmore as 'green' on Uisce Éireann's Wastewater Treatment Capacity Register,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out 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 with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. The external finishes to the proposed development shall be as indicated on drawing number 3003, unless otherwise agreed with the planning authority prior to commencement of development. Render/plaster finishes shall be neutral in colour. Stone cladding shall comprise natural stone.

**Reason:** In the interest of visual amenity.

3. The layout of the development hereby permitted shall be as indicated on drawing number 3002 submitted to the planning authority.

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

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

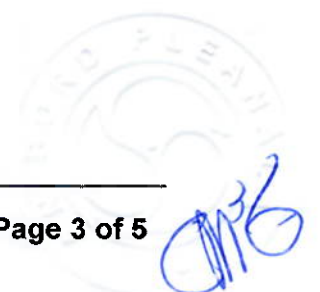
**Reason:** In the interest of public health.

5. Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann.

**Reason:** In the interest of public health.

6. Proposals for naming and numbering of the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of urban legibility.



7. 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 or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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



8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interest of visual and residential amenity.



9. 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.



**Chris McGarry**

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

Dated this  day of  2024.