

An
Bord
Pleanála

Ordú Boird Board Order ABP-317835-23

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

Iarratas ó Chomhairle Chontae na Gaillimhe ar cheadú faoi alt 177AE den Acht um Pleanáil agus Forbairt 2000, arna leasú, de réir pleananna agus sonraí, lena n-áirítear Ráiteas Tionchair Natura, arna dtaisceadh leis an mBord Pleanála an 21ú lá Lúnasa, 2023.

Application by Galway County Council for approval under section 177AE of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including a Natura Impact Statement, lodged with An Bord Pleanála on the 21st day of August 2023.

An Fhorbairt atá Beartaithe: 88 aonad cónaithe san iomlán, agus creis atá beartaithe a thógáil mar chuid den fhorbairt seo. Áiríonn an togra dhá bhealach isteach san eastát, ceann amháin ó bhóthar réigiúnach an R381 (go hÓrán Mór) agus ceann eile ó bhóthar áitiúil L7110. Seo a leanas an meascán aonad atá beartaithe: 2 teach ceithre sheomra leapa dhá stór, 19 teach trí sheomra leapa dhá stór, 18 teach dhá stór dhá sheomra leapa, 15 árasán trí sheomra leapa, 21 árasán dhá sheomra leapa, 13 árasán aon seomra leapa, agus creis. Áirítear leis an bhforbairt freisin clós súgartha do leanaí go Bóthar Radharc an Locha, spás oscailte taitneamhachta tírdhreachaithe poiblí, stáisiún caidéalaithe Uisce Éireann, fo-stáisiún Bhord Soláthair an Leictreachais agus na hoibreacha forbartha suímh riachtanacha go léir. Áiríonn an togra freisin páirceáil, páirceáil rothair, tírdhrechtú crua agus bog, oibreacha glanta láithreáin, bóithre, cosáin, áiseanna taitneamhachta, soilsiú poiblí, comharthaíocht, naisc le seirbhísí atá ann cheana féin agus na hoibreacha forbartha láithreáin coimhdeacha go léir.

Proposed Development: The proposed development will consist of the construction of a total of 88 residential units, and a crèche. The proposal includes two estate entrances, one from R381 regional road (to Oranmore) and one from the L7110 local road. The proposed units mix is as follows: 2 four-bedroom two-storey houses, 19 three-bedroom two-storey houses, 18 two-bedroom two-storey houses, 15 three-bedroom apartments, 21 two-bedroom apartments, 13 one-bedroom apartments, and a crèche. The development also includes a children's playground to Lakeview Road, landscaped amenity public open space, Irish Water pumping station, Electricity Supply Board substation and all necessary site development works. The proposal also includes car parking, bicycle parking, hard and soft landscaping, site clearance works, roads, footpaths, amenity facilities, public lighting, signage, connections to existing services and all ancillary site development works. All located at Baile an Chláir, County Galway.

Tá siad go léir suite ag Baile an
Chláir, Contae na Gaillimhe

An Cinneadh

**An fhorbairt thuas atá beartaithe a
CHEADÚ, bunaithe ar na
cúiseanna agus na cúrsaí thíos
agus faoi réir na gcoinníollacha atá
leagtha amach thíos.**

Decision

**APPROVE the above proposed
development based on the reasons
and considerations under and
subject to the conditions set out
below.**

Cúiseanna agus Cúrsaí

Agus a chinneadh á dhéanamh aige,
d'fhéach an Bord on mhéid seo a
leanas:

- (a) Treoir AE maidir le Gnáthóga
(92/43/CEE),
- (b) Rialacháin an Aontais
Eorpaigh (Éin agus Gnáthóga
Nádúrtha), 2011 (arna leasú),
- (c) na hiarmhairtí dóchúla don
chomhshaol agus do phleanáil
chuí agus d'fhorbairt
inbhuanaithe an limistéir ina

Reasons and Considerations

In coming to its decision, the Board
had regard to the following:

- (a) the European Union Habitats
Directive (92/43/EEC),
- (b) the European Union (Birds and
Natural Habitats) Regulations,
2011 (as amended),
- (c) the likely consequences for the
environment and the proper
planning and sustainable
development of the area in
which it is proposed to carry out
the proposed development the

- bhfuil sé beartaithe an fhorbairt bheartaithe a dhéanamh agus na héifeachtaí suntasacha dóchúla a bheidh ag an bhforbairt a bheartaítear ar Láithreáin Eorpacha,
- (d) na cuspóirí caomhantais agus leasanna cáilitheacha do Limistéar Caomhantais Speisialta Loch Coirib (Cód an Láithreáin: 000297); Limistéar Loch Coirib faoi Chosaint Speisialta (Cód Láithreáin: 004042),
- (e) beartais agus cuspóirí Phlean Forbartha Chontae na Gaillimhe 2022-2028 agus torthaí an Mheasúnaithe Straitéisigh Comhshaoil agus an Mheasúnaithe Oiriúnachta ar an bplean seo a rinneadh de réir na Treorach um Measúnú Straitéiseach Comhshaoil (2001/42/CE),
- (f) forálacha na dTreoirínte um Fhorbairt Chónaithe Inbhuanaithe agus Lonnaíochtaí Dlúth d'Údaráis Phleanála arna n-eisiúint ag an Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht in 2024,
- (g) forálacha Thithíocht Inbhuanaithe Uirbeach:
- likely significant effects of the proposed development on European Sites,
- (d) the conservation objectives and qualifying interests for Lough Corrib Special Area of Conservation (Site Code: 000297) and Lough Corrib Special Protections Area (Site Code: 004042),
- (e) the policies and objectives of the Galway County Development Plan 2022-2028 and the results of the Strategic Environmental Assessment and Appropriate Assessment of this plan undertaken in accordance with the Strategic Environmental Assessment Directive (2001/42/EC),
- (f) the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in 2024,
- (g) the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by

- Caighdeán Dearaidh do
Leithlanna Nua, Treoirlíne
d'Údaráis Áitiúla arna n-eisiúint
ag an Roinn Tithíochta,
Rialtais Áitiúil agus
Oidhreacht in 2023,
- (h) forálacha an Lámhleabhar
Dearaidh do Bhóithre agus
Sráideanna Uirbeacha
(DMURS) arna eisiúint ag an
Roinn Iompair, Turasóireacht
agus Spóirt agus an Roinn
Tithíochta, Pleanála agus
Rialtais Áitiúil in 2019,
- (i) forálacha an Chórais Pleanála
agus na dTreoirlínte um
Bainistíocht Riosca Tuile
d'Údaráis Phleanála (lena n-
áirítear na hAguisíní Teicniúla
gaolmhara) a d'eisigh an
Roinn Comhshaoil,
Oidhreacht agus Rialtais
Áitiúil in 2009,
- (j) nádúr agus méid na n-
oibreacha beartaithe,
- (k) an fhaisnéis a cuireadh
isteach maidir leis na tionchair
fhéideartha ar ghnáthóga, flóra
agus fána, lena n-áirítear an
Ráiteas Tionchair Natura,
- (l) na haighneachtaí a fuarthas
maidir leis an bhforbairt
bheartaithe, agus,
- the Department of Housing,
Local Government and
Heritage in 2023
- (h) the provisions of the Design
Manual for Urban Roads and
Streets (DMURS) issued by
the Department of Transport,
Tourism and Sport and the
Department of Housing,
Planning and Local
Government in 2019,
- (i) the provisions of the Planning
System and Flood Risk
Management Guidelines for
Planning Authorities (including
the associated Technical
Appendices) issued by the
Department of Environment,
Heritage, and Local
Government in 2009,
- (j) the nature and extent of the
proposed works,
- (k) the information submitted in
relation to the potential
impacts on habitats, flora and
fauna, including the Natura
Impact Statement,
- (l) the submissions received in
relation to the proposed
development, and,
- (m) the report and
recommendation of the person
appointed by the Board to

(m) tuarascáil agus moladh an té
a cheap an Bord chun
tuarascáil agus moladh a
dhéanamh ar an ábhar seo

make a report and
recommendation on this
matter.

Measúnacht Oiriúnachta: Céim 1:

D'aontaigh an Bord agus ghlac an
Bord leis an scagadh le haghaidh
measúnú oiriúnachta agus tátail atá i
dtuarascáil an Chigire Pleanála, agus
tháinig ar an gconclúid nach dócha
go mbeadh tionchar suntasach ag
pleananna ina aonar nó i
gcomhcheangal le forbairtí,
pleananna nó tionscadail eile sa
chomharsanacht, ar aon Láithreáin
Eorpacha i bhfianaise chuspóirí
caomhnaithe na Láithreán sin,
seachas do Limistéir Chaomhantais
Speisialta Loch Coirib (Cód an
Láithreáin: 000297); Limistéar Loch
Coirib faoi Chosaint Speisialta (Cód
Láithreáin: 004042).

Appropriate Assessment Stage 1:

The Board agreed with and
adopted the screening for
appropriate assessment and
conclusions contained in the
Planning Inspector's report,
concluded that, by itself or in
combination with other
development, plans and projects in
the vicinity, the proposed
development would not be likely to
have a significant effect on any
European Sites in view of the
conservation objectives of such
Sites, other than for Lough Corrib
Special Areas of Conservation (Site
Code: 000297) and Lough Corrib
Special Protections Area (Site
Code: 004042).

Measúnacht Oiriúnachta: Céim 2:

Bhreithnigh an Bord an Ráiteas
Tionchair Natura agus na doiciméid
ghaolmhara a cuireadh isteach leis
an iarratas ar fhormheas, na bearta
maolaithe atá iontu, na haighneachtaí

Appropriate Assessment Stage 2:

Board considered the Natura Impact
Statement and the associated
documentation submitted with the
application for approval, the
mitigation measures contained

agus na tuairimí ar comhad, agus measúnú an Chigire Pleanála, agus rinne sé Measúnú Oiriúnachta ar impleachtaí na forbartha atá beartaithe do Láithreáin Eorpacha i bhfianaise Limistéar Speisialta Caomhantais Loch Coirib (Cód Láithreáin: 000297); Limistéar Loch Coirib faoi Chosaint Speisialta (Cód Láithreáin: 004042), i bhfianaise chuspóirí caomhantais na Láithreán. Mheas an Bord gur leor an t-eolas a bhí ann roimhe chun go bhféadfaí measúnacht chuí a dhéanamh. Agus an mheasúnacht chuí á cur i gcrích aige, bhreithnigh an Bord, go háirithe, na níthe seo a leanas:

- i. na tionchair dhíreacha agus indíreacha dóchúla a d'eascródh as an bhforbairt atá beartaithe, ina n-aonar nó i gcomhcheangal le pleananna nó tionscadail eile,
- ii. na bearta maolaithe atá san áireamh mar chuid den togra reatha, agus
- iii. cuspóirí caomhantais na Láithreán Eorpach.

Agus an mheasúnacht oiriúnachta á tabhairt chun críche aige, ghlac an Bord leis an mheasúnacht oiriúnachta a rinneadh i dtuarascáil an Chigire maidir le héifeachtaí féideartha na

therein, the submissions on file, and the Planning Inspector's assessment and carried out an appropriate assessment of the implications of the proposed development for Lough Corrib Special Areas of Conservation (Site Code: 000297) and Lough Corrib Special Protections Area (Site Code: 004042), in view of the Sites' conservation objectives. The Board considered that the information before it was adequate to allow the carrying out of an appropriate assessment. In completing the appropriate assessment, the Board considered, in particular, the following:

- i. the likely direct and indirect impacts arising from the proposed development, both individually or in combination with other plans or projects,
- ii. the mitigation measures that are included as part of the current proposal, and,
- iii. the conservation objectives for the European Sites.

In completing the appropriate assessment, the Board accepted and adopted the appropriate assessment carried out in the Planning Inspector's

forbartha atá beartaithe ar iomláine na láithreán Eorpach thuasluaite, ag féachaint do chuspóirí caomhantais na Láithreán.

I ndeireadh na dála, bhí an Bord sásta nach ndéanfaidh an fhorbairt atá beartaithe, inti féin nó i gcomhcheangal le pleananna nó tionscadail eile, dochar do shláine na láithreán Eorpach, i bhfianaise chuspóirí caomhantais na Láithreán.

**Pleanáil Chuí agus Forbairt
Inbhuanaithe/Tionchar dóchúil ar
an gcomhshaol:**

Meastar, faoi réir chomhlíonadh na gcoinníollacha atá leagtha amach thíos, lena n-áirítear comhlíonadh na sonraí a cuireadh isteach agus na bearta maolaithe a éileamh, nach dócha go mbeadh tionchar suntasach ag an bhforbairt bheartaithe ar an gcomhshaol.

Meastar, faoi réir ag comhlíonadh na gcoinníollacha atá leagtha amach thíos, go mbeadh an fhorbairt bheartaithe ag teacht le pleanáil chuí agus forbairt inbhuanaithe an cheantair.

report in respect of the potential effects of the proposed development on the integrity of the aforementioned European Sites, having regard to the Site's conservation objectives.

In conclusion, the Board was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites, in view of the Site's conservation objectives.

**Proper Planning and Sustainable
Development/Likely effects on the
environment:**

It is considered that, subject to compliance with the conditions set out below, including requiring compliance with the submitted details and with the mitigation measures, the proposed development would not be likely to have significant effects on the environment. It is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the proper planning and sustainable development of the area.

COINNÍOLLACHA

1. Déanfar agus críochnófar an fhorbairt bóthair de réir na bpleananna agus na sonraí a taisceadh leis an iarratas, ach amháin nuair is gá a mhalairt chun na coinníollacha seo a leanas a chomhlíonadh. Sa chás go n-éilfionn aon bhearta maolaithe atá leagtha amach sa Ráiteas Tionchair Natura nó aon choinníollacha ceadaithe go n-ullmhófaí an t-údarás áitiúil sonraí breise ag nó thar ceann an údaráis áitiúil, cuirfear na sonraí seo ar an gcomhad agus coimeádfar iad mar chuid den taifead poiblí.

An chúis: Ar mhaithe le pleanáil cheart agus forbairt inbhuanaithe an cheantair agus chun cosaint don timpeallacht a chinntiú

2. Leasófar an fhorbairt atá beartaithe mar seo a leanas:
 - (a) fuinneoga a sholáthar ag breathnú amach ar an

CONDITIONS

1. The proposed 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 any mitigation measures set out in the Natura Impact Statement or any conditions of approval require further details to be prepared by or on behalf of the local authority, these details shall be placed on the file and retained as part of the public record.

Reason: In the interest of clarity and the proper planning and sustainable development of the area and to ensure the protection of the environment.

2. The proposed development shall be amended as follows:
 - (a) provision of windows overlooking the public open

spás oscailte poiblí ag leibhéal an chéad urláir san ingearchló thoir d'aonad uimhir 29 atá beartaithe agus fuinneoga a sholáthar ag féachaint amach ar an spás oscailte poiblí ag leibhéal an chéad agus an dara hurlár ar an ingearchló thuaidh do bhloc VI atá beartaithe,

(b) leithead na gcarrbhealaí a laghdú go dtí 5.5 méadar ar a mhéad i gcás na mbóithre comharsanachta áitiúla/bóithre rochtana eastáit inmheánacha agus leithead na gcarrbhealaí dromchla roinnte/crios baile go dtí uasmhéid 4.8 méadar ar fud na forbartha atá beartaithe, agus limistéir fágtha ar lár glactha isteach i spásanna oscailte agus i gcúirtealáistí aonaid,

(c) cosán a sholáthar tríd an spás oscailte poiblí sa chúinne thoir thuaidh atá beartaithe, ag síneadh

space at first-floor level in the eastern elevation of proposed unit number 29 and the provision of the windows overlooking the public open space at first and second-floor level on the northern elevation to proposed block VI,

(b) reduced carriageways widths to maximum of 5.5 metres for the local neighbourhood roads/internal estate access roads and reduced shared surface/home zone carriageway widths to a maximum of 4.8 metres throughout the proposed development, the omitted areas absorbed into open spaces and unit curtilages,

(c) provisions of a pathway through the proposed northeast corner public open space, extending to the boundary and providing potential future pedestrian and cycle access to lands to the northeast (as per the details on the Landscape Plan drawing number 22242-1-100),

- go dtí an teorainn agus
ag tabhairt rochtain
fhéideartha do choisithe
agus rothair amach
anseo ar thailte soir ó
thuaidh (de réir na
sonraí ar líníocht an
Phlean Tírdhreacha
uimhir 22242-1-100),
- (d) áiseanna súgartha a
sholáthar laistigh den
chlós súgartha poiblí atá
beartaithe chun freastal
ar gach aois, lena n-
áirítear leanaí níos sine
atá 12 bhliain d'aois
agus níos mó,
- (e) soláthar cóireála teorann
malartach ag cuimsiú an
spáis taitneamhachta
príobháideach a
fhreastalaíonn ar aonad
82 a bheartaítear, a
bhfuil íostomhas 1.8
méadar ann ó leibhéal
na talún le bailchríoch
chloiche nádúrtha os
comhair an fhearainn
phoiblí, cosúil le cóireáil
teorann cineál 4 ar
Phlean Cóireála
Teorann an iarratasóra
agus Sonraí uimhir
- (d) provision of play facilities
within the proposed public
playground to cater for all
ages, including older
children aged 12 years
plus,
- (e) provision of an alternative
boundary treatment
enclosing the private
amenity space serving
proposed unit number 82,
measuring a minimum
height of 1.8 metres from
ground level with natural
stone finish facing onto the
public realm, similar to
boundary treatment type 4
on the applicant's Boundary
Treatment Plan and Details
drawing number 210503-
03-010 Revision A,
- (f) provision of a right-turning
traffic lane for vehicles at
the proposed vehicular
entrance to the
development from the
regional road (R381)
fronting the site,
- (g) maintained pedestrian and
cycle paths along Lakeview
Road (L7110 local road)
fronting the site, including
along the proposed

líníochta 210503-03-010

Athbhreithniú A,

- (f) lána tráchta casadh ar dheis a sholáthar d'fheithiclí ag an mbealach isteach d'fheithiclí atá beartaithe isteach san fhorbairt ón mbóthar réigiúnach (R381) os comhair an láithreáin,
- (g) cosáin do choisithe agus rothar a chothabháil feadh Bhóthar Radharc an Locha (bóthar áitiúil L7110) os comhair an láithreáin, lena n-áirítear feadh limistéar tuirlingthe na saoráide cúram leanaí atá beartaithe, i gcomhréir le forálacha an Lámhleabhar um Dhearadh Rothaíochta arna eisiúint ag an Údarás Náisiúnta Iompair i Meán Fómhair 2023, agus,
- (h) sonraí deiridh an stáisiúin caidéalaithe beartaithe um chóireáil fuíolluisce, lena n-áirítear leagan amach,

childcare facility set-down area, in line with the provisions of the Cycle Design Manual issued by the National Transport Authority in September 2023, and,

- (h) finalised details of the proposed wastewater treatment pumping station, including layout, sections, and elevations,

Revised drawings and details showing compliance and these requirements shall be placed on the file and retained as part of the public record.

Reason: In the interests of visual and residential amenities of the area, the amenities of future occupants of the proposed development, road safety, promoting sustainable modes of transport, the adequate servicing of the proposed development and to ensure the development accords with the provisions of the Galway County Development Plan 2022-2028, the Design Manual for Urban Roads and Streets and the Sustainable Residential

ranna, agus
ingearchlónna.

Déanfar líníochtaí athbhreithnithe agus sonraí a thaispeánann comhlíonadh agus na ceanglais sin a chur ar an gcomhad agus a choinneáil mar chuid den taifead poiblí.

An chúis: Ar mhaithe le taitneamhachtaí radhairc agus cónaithe an cheantair, taitneamhachtaí áitritheoirí na forbartha a bheartaítear sa todhchaí, sábháilteacht bóithre, modhanna inbhuanaithe iompair a chur chun cinn, seirbhísiú leordhóthanach na forbartha a bheartaítear agus lena chinntiú go bhfuil an fhorbairt ag teacht le forálacha na Gaillimhe. Plean Forbartha Contae 2022-2028, an Lámhleabhar Dearaidh do Bhóithre agus Sráideanna Uirbeacha agus na Treoirínte um Fhorbairt Chónaithe Inbhuanaithe agus Lonnaíochtaí Dílúth d'Údaráis Phleanála.

3. Déanfar an fhorbairt bheartaithe de réir a chéile, de réir sonraí a chuirfear ar an gcomhad agus a choimeádfar mar chuid den taifead poiblí, agus an clós súgartha poiblí

Development and Compact
Settlements Guidelines for
Planning Authorities.

3. The proposed development shall be carried out on a phased basis, in accordance with details to be placed on the file and retained as part of the public

beartaithe le bheith críochnaithe roimh áitiú in aon cheann de na haonaid chónaithe atá beartaithe ar an láthair.

An chúis: Chun soláthar tráthúil seirbhísí a chinntiú agus chun forálacha Phlean Forbartha Chontae na Gaillimhe 2022 - 2028 a chomhlíonadh, ar mhaithe le háititheoirí na n-aonad cónaithe atá beartaithe agus an phobail i gcoitinne.

record, with the proposed public playground to be completed prior to the occupation of any of the proposed residential units on site.

Reason: To ensure the timely provision of services and to comply with the provisions of the Galway County Development Plan 2022 - 2028, for the benefit of the occupants of the proposed residential units and the general public.

4. Beidh íosmhéid de 20% de na haonaid chónaithe a cheadaítear leis seo teoranta d'úsáid ag daoine atá in ann a léiriú go bhfuil ar a gcumas teanga agus cultúr na Gaeltachta a chaomhnú agus a chosaint ar feadh tréimhse 15 bliana. Sula gcuirfear tús leis an bhforbairt, déanfaidh an t-údarás áitiúil srianadh nó rialú ar chuid de na gnéithe cónaithe den fhorbairt a cheadaítear leis seo d'úsáid áititheoirí a bhfuil inniúlacht/líofacht chuí sa Ghaeilge acu. Beidh an inniúlacht/líofacht chuí sa

4. A minimum of 20% of the residential units hereby permitted shall be restricted to use by those who can demonstrate the ability to preserve and protect the language and culture of the Gaeltacht for a period of 15 years. Prior to commencement of development, the local authority shall restrict or regulate a portion of the residential elements of the development hereby permitted for the use of occupants who

Ghaeilge a theastaíonn chun comhlíonadh an chlásail áitíochta seo a léiriú ar aon dul leis an íosleibhéal pas B2 Meánleibhéal 2 i scrúduithe Theastas Eorpach na Gaeilge agus beidh ar aon áititheoir todhchaí in aon aonad cónaithe atá faoi réir an chlásail áitíochta seo cruthúnas a sholáthar don údarás áitiúil go bhfuil scrúdú den sórt sin, nó scrúdú ar leibhéal comhchosúil sa Ghaeilge, déanta ag duine fásta ainmnithe a bhfuil cónaí air sa teaghlach i dtrácht laistigh de fhráma ama réasúnach ó rinneadh chun an t-aonad cónaithe faoi seach a cheannach/áitiú.

An chúis: A chinntiú go gcuirtear srianta oiriúnacha ar fhorbairt sa cheantar ina bhfuil an láithreán suite.

5. Déanfar bearta maolaithe atá leagtha amach sna pleananna agus sonraí, lena n-áirítear an

have an appropriate competence/fluency in Irish. The appropriate competence/fluency in Irish required to demonstrate compliance with this occupancy clause shall be akin to that required to at a minimum pass level B2 Meánleibhéal 2 in the Teastas Eorpach na Gaeilge examinations and a future occupier of each residential unit subject of this occupancy clause will have to provide to the local authority proof that a nominated adult residing in the respective household has completed such an examination, or similar level of examination in the Irish language, within a reasonable timeframe of purchasing/occupying the respective residential unit.

Reason: To ensure that development in the area in which the site is located is appropriately restricted.

5. Mitigation measures outlined in the plans and particulars, including the Ecological Impact

Measúnú Tionchair Éiceolaíochta,
an Plean Bainistíochta
Comhshaoil Tógála agus an
Ráiteas Tionchair Natura a
cuireadh isteach leis an iarratas, a
chur i gcrích ina n-iomláine, ach
amháin nuair a éilíonn
coinníollacha a ghabhann leis an
gcead seo a mhalairt. Sula
gcuirfear tús leis an bhforbairt,
ullmhóidh an t-údarás áitiúil sonraí
an sceidil ama chun na bearta
maolaithe agus an mhonatóireacht
bhainteach a chur i bhfeidhm, a
chur i gcomhad agus a choimeád
mar chuid den taifead poiblí. An
chúis: Ar mhaithe leis an
gcomhshaol a chosaint, le
Láithreáin Eorpacha a chosaint
agus ar mhaithe le sláinte an
phobail.

6. Ní dhéanfar forbairt a bhfuil cur
síos déanta uirthi in Aicmí 1 nó 3
de Chuid 1 de Sceideal 2 de na
Rialacháin Pleanála agus
Forbartha, 2001, nó aon fhoráil
reachtúil lena modhnaítear nó lena
n-athsholáthrófar iad, a chur i
gcrích laistigh de chúirtealáiste
aon cheann de na tithe atá
beartaithe gan cead pleanála a
bheith faighte roimh ré.

Assessment, the Construction
Environmental Management
Plan and the Natura Impact
Statement submitted with the
application, shall be carried out
in full, except where otherwise
required by conditions attached
to this permission. Prior to the
commencement of the
development, details of a time
schedule for implementation of
the mitigation measures and
associated monitoring shall be
prepared by the local authority,
placed on file and retained as
part of the public record.

Reason: In the interest of
protecting the environment, the
protection of European Sites
and in the interest of public
health.

6. Development described in
Classes 1 or 3 of Part 1 of
Schedule 2 to the Planning and
Development Regulations,
2001, or any statutory provision
modifying or replacing them,
shall not be carried out within
the curtilage of any of the
proposed houses without a prior
grant of planning.

An chúis: Chun a chinntiú go gcuirtear líon réasúnta spásanna oscailte príobháideacha ar fáil ar mhaithe le háititheoirí na dtithe atá beartaithe.

Reason: In order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the proposed houses.

7. Aontófar moltaí maidir le hainm na forbartha agus scéim uimhriúcháin agus comharthaíocht ghaolmhar sula gcuirfear tús leis an bhforbairt. As sin amach, soláthrófar gach ainm agus uimhriú den sórt sin de réir na scéime comhaontaithe. Déanfar bonn cirt d'ainm na forbartha agus don scéim uimhriúcháin a ullmhú agus a chur i gcomhad agus a choinneáil mar chuid den taifead poiblí.

An chúis: Ar mhaithe le taitneamhacht chónaithe agus amhairc.

7. Proposal for a development name and numbering scheme and associated signage shall be agreed prior to commencement of development. Thereafter, all such names and numbering shall be provided in accordance with the agreed scheme. A justification for the development name and numbering scheme shall be prepared and placed on file and retained as part of the public record.

Reason: In the interest of urban legibility.

8. Beidh na hoibreacha bóthair feadh an bhóthair réigiúnaigh R381 agus Bóthar Radharc an Locha (bóthar áitiúil L7110), lena n-áirítear na bealaí isteach d'fheithiclí a fhreastalaíonn ar an bhforbairt a bheartaítear, agus leagan amach na forbartha a bheartaítear, de réir

8. The road works along the R381 regional road and Lakeview Road (L7110 local road), including the vehicular accesses serving the proposed development, and the layout of the proposed development, shall be in accordance with the

na gcaighdeán dearaidh atá leagtha amach sa Lámhleabhar Dearaidh do Bhóithre Uirbeacha. agus Sráideanna arna n-eisiúint ag an Roinn Iompair, Turasóireachta agus Spóirt agus ag an Roinn Tithíochta, Pleanála agus Rialtais Áitiúil in 2019, arna leasú.

An chúis: Ar mhaithe le taitneamhacht agus le sábháilteacht coisithe agus tráchta.

9. Sula dtosófar ar an bhforbairt, déanfaidh an t-údarás áitiúil, nó aon ghníomhaire a ghníomhaíonn thar a gceann, comhaontú nó comhaontuithe nasc uisce agus fuíolluisce le hUisce Éireann. **An chúis:** Ar mhaithe le sláinte an phobail.

10. (a) Sula gcuirfear tús leis an bhforbairt, déanfar Céim 2 – Iniúchadh Mionsonraithe ar Uisce Stoirme Céim Dearaidh, a ullmhú, a chur ar an gcomhad agus a choinneáil mar chuid den taifead poiblí.

design standards outlined in the Design Manual for Urban Roads and Streets issued by the Department of Transport, Tourism and Sport and the Department of Housing, Planning and Local Government in 2019, as amended.

Reason: In the interest of amenity and of traffic and pedestrian safety.

9. Prior to commencement of development, the local authority, or any agent acting on their behalf, shall enter into water and wastewater connection agreement(s) with Uisce Éireann.

Reason: In the interest of public health.

10. (a) Prior to commencement of development a Stage 2 – Detailed Design Stage Storm Water Audit, shall be prepared, placed on the file and retained as part of the public record.

(b) Nuair a bheidh an fhorbairt curtha i gcrích, déanfar Iniúchadh ar Uisce Stoirme Críochnaithe Céim 3 chun a léiriú go bhfuil bearta Córas Draenála Uirbeach Inbhuanaithe suiteáilte agus ag obair mar a dearadh é agus nach ndearnadh aon mhícheangal nó damáiste don bhonneagar draenála uisce stoirme le linn na tógála, a chur ar comhad agus a choinneáil mar chuid den taifead poiblí.

(c) Sula n-áitítear an fhorbairt atá beartaithe, ullmhófar beartas cothabhála lena n-áireofar iniúchadh oibríochtúil rialta agus cothabháil ar bhonneagar an Chórais Draenála Uirbigh Inbhuanaithe agus na hidircheapóirí breosla, a chur ar an gcomhad, a choinneáil mar chuid den taifead poiblí agus a chur i bhfeidhm ina dhiaidh sin.

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

(b) Upon completion of the development, a Stage 3. Upon completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be prepared, placed on the file, and retained as part of the public record.

(c) Prior to the occupation of the proposed development, a maintenance policy to include regular operational inspection and maintenance of the Sustainable Urban Drainage System infrastructure and the fuel interceptors shall be prepared, placed on the file, retained as part of the public record and thereafter implemented.

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

11. Soláthrófar soilsiú poiblí de réir scéim dheiridh, lena n-áireofar soilsiú don spás oscailte poiblí agus limistéir aghaidh na sráide, a n-ullmhófar sonraí ina leith roimh thús na forbartha agus a chuirfear i gcomhad agus a choimeádfar mar chuid den taifead poiblí. Cuirfear san áireamh i ndearadh na scéime soilsiúcháin an soilsiú poiblí atá sa cheantar máguaird cheana. Cuirfear soilsiú den sórt sin ar fáil sula gcuirfear aon aonad ar fáil lena áitiú. Beidh aon soilsiú atá íogair ó thaobh ialtóga le haghaidh na forbartha atá beartaithe ag teacht leis an treoir nuashonraithe atá le fáil in 'Ialtóga agus Soilsiú Saorga sa Ríocht Aontaithe Nóta Treorach GN 08 23'.
An chúis: Ar mhaithe le taitneamhacht, sábháilteacht an phobail agus leas na speiceas ialtóg.

12. Faoi thalamh a shuífear gach cábla seirbhíse a

11. Public lighting shall be provided in accordance with a final scheme, which shall include lighting for the public open space and front street areas, details of which shall be prepared prior to commencement of development and placed on file and retained as part of the public record. The design of the lighting scheme shall take into account the existing public lighting in the surrounding area. Such lighting shall be provided prior to the making available for occupation of any unit. Any bat-sensitive lighting for the proposed development shall accord with the updated guidance contained in 'Bats and Artificial Lighting in the UK Guidance Note GN 08 23'.

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

12. All service cables associated with the proposed development,

ghabhann leis an bhforbairt atá beartaithe (ar nós cáblaí leictreacha, teileachumarsáide agus teilifíse comhchoitinn). Cuirfidh an forbróir duchtra ar fáil le gur féidir bonneagar leathanbhanda a chur ar fáil mar chuid den fhorbairt bheartaithe. **An chúis:** Ar mhaithe le sábháilteacht an phobail agus taitneamhachtaí cónaithe.

13. (a) Déanfar plan ina mbeidh sonraí maidir le bainistíocht dramhaíola (agus go háirithe ábhair in-athchúrsáilte) san fhorbairt, lena n-áirítear áiseanna a chur ar fáil chun dramhaíl agus ábhair in-athchúrsáilte a stóráil, a leithroinnt agus a bhailiú a ullmhú roimh thús na forbartha agus cuirfear ar comhad é agus beidh sé mar chuid den taifead poiblí. Ina dhiaidh sin, déanfar an dramhaíl a bhainistiú i

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 interests of visual and residential amenity.

13. (a) A plan containing details for the management of waste, in particular recyclable materials, within the development, including the provision of facilities for the storage, separation, and collection of the waste and, in particular recyclable materials, shall be prepared prior to the commencement of the development and placed on file and retained as part of the public record. Thereafter, the waste shall be managed in accordance with the agreed plan.

gcomhréir leis an bplean comhaontaithe.

- (b) Déanfaidh an plan seo foráil do stórais bhoscaí bruscair, ina mbeidh soláthar do ar a laghad trí araid rothaí de mhéid caighdeánach laistigh de chúirtealáiste gach phlota aonaid chónaithe.

An chúis: Ar mhaithe le taitneamhacht chónaithe, agus chun soláthar dóthain stórais dramhaíola a chinntiú.

(b) This plan shall provide for the screened bin stores, which shall accommodate not less than three standard-sized wheeled bins within the curtilage of each residential unit plot.

Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.

14. Forchoimeádfar na limistéir de spás oscailte poiblí a thaispeántar ar na pleananna taiscthe le haghaidh na húsáide sin. Déanfar na limistéir seo a chumrú, a ithriú, a shíoladh, agus a thírdhreachadh de réir phlean tírdhreachaithe (líníocht uimhir 22242_1_100). Críochnófar an obair seo sula gcuirfear aon cheann de na haonaid chónaithe a chur ar fáil lena áitiú agus déanfar é a chothabháil mar spás oscailte poiblí.

14. The areas of public open space shown on the lodged plans shall be reserved for such use. These areas shall be contoured, soiled, seeded, and landscaped in accordance with the landscape plan (drawing number 22242_1_100). This work shall be completed before any of the residential units are made available for occupation and shall be maintained as public open space.

Reason: In order to ensure the satisfactory development of the public open space areas, and

An chúis: Chun forbairt shásúil na limistéar spás oscailte pobail agus a n-úsáid go leanúnach don chuspóir seo a chinntiú.

their continued use for this purpose.

15. Fostóidh an t-údarás áitiúil, nó aon ghníomhaire a ghníomhaíonn thar a cheann, seandálaí atá cáilithe go cuí (ceadúnaithe faoi Achtanna na Séadchomharthaí Náisiúnta) chun tástáil seandálaíochta réamhfhobartha a dhéanamh i limistéir ina bhfuil suaitheadh talún beartaithe agus chun Tuarascáil Measúnaithe Tionchair Seandálaíochta a chur ar aghaidh d'aontú scríofa na Seirbhíse Séadchomharthaí Náisiúnta, roimh aon oibreacha ullmhúcháin láithreáin nó oibreacha talún, lena n-áirítear oibreacha imscrúdaithe láithreáin, baint barrithir, glanadh láithreáin agus/nó oibreacha tógála. Áireofar sa tuarascáil ráiteas tionchair seandálaíochta agus straitéis mhaolaithe. Nuair a léirítear go bhfuil ábhar seandálaíochta i

15. The local authority, or any agent acting on its behalf, shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an Archaeological Impact Assessment Report for the written agreement of the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works, topsoil stripping, site clearance and/or construction works. The report shall include an archaeological impact statement and mitigation strategy.

Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record archaeological excavation and/or monitoring may be

láthair, d'fhéadfadh go mbeadh gá le seachaint, caomhnú in-situ, caomhnú trí thaifead, tochailt seandálaíochta agus/nó monatóireacht. Comhlíonfaidh an t-údarás áitiúil, nó aon ghníomhaire a ghníomhaíonn thar a cheann, aon cheanglais maolaithe seandálaíochta breise a shonróidh an tSeirbhís Séadchomharthaí Náisiúnta. Ní dhéanfar aon ullmhúchán láithreáin agus/nó oibreacha tógála ar an láthair go dtí go mbeidh tuairisc an tseandálaí curtha isteach agus aontaithe i scríbhinn leis an tSeirbhís Séadchomharthaí Náisiúnta. Cuirfear tuairisc dheiridh seandálaíochta ar fáil don tSeirbhís Séadchomharthaí Náisiúnta ag cur síos ar thorthaí aon oibreacha imscrúdaithe seandálaíochta agus/nó monatóireachta ina dhiaidh sin tar éis críochnú na hoibre seandálaíochta ar fad ar an láthair agus aon obair iarthochailte is gá a bheith curtha i gcrích. Is é an t-údarás áitiúil, nó aon ghníomhaire a bheidh

required. Any further archaeological mitigation requirements specified by the National Monuments Service, shall be complied with by the local authority, or any agent acting on its behalf. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and agreed in writing with the National Monuments Service. The National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the local authority, or any agent acting on its behalf. All reports prepared shall be placed on file and retained as part of the public record.

Reason: In order to ensure the continued preservation either in

ag gníomhú thar a cheann, a
íocfaidh gach costas
seandálaíochta dá bharr agus
a ghabhann leis agus na
costais ghaolmhara. Cuirfear
gach tuarascáil a ullmhófar i
gcomhad agus coimeádfar iad
mar chuid den taifead poiblí.

An chúis: Chun a chinntiú go
leanfar de chaomhnú in situ nó
trí thaifead áiteanna,
pluaiseanna, láithreáin,
gnéithe nó réada eile is díol
spéise ó thaobh na
seandálaíochta de.

situ or by record of places,
caves, sites, features or other
objects of archaeological
interest.

16. Sula gcuirfear tús leis an
bhforbairt, ullmhóidh an
forbróir Plean Bainistíochta
Dramhaíola Acmhainne
(RWMP) mar atá leagtha
amach i dTreoirínte Dea-
Chleachtais na
Gníomhaireachta um
Chaomhnú Comhshaoil maidir
le Pleananna Bainistíochta
Acmhainní agus Dramhaíola a
Ullmhú do Thionscadail Tógála
agus Scartála (2021), lena n-
áirítear léiriú ar mholtaí chun
cloí le dea-chleachtas agus
prótacail. Áireofar sa RWMP

16. Prior to the commencement of
development, the local authority
or any agent acting on its
behalf, shall prepare a
Resource Waste Management
Plan as set out in the
Environmental Protection Area's
Best Practice Guidelines for the
Preparation of Resource and
Waste Management Plans for
Construction and Demolition
Projects (2021), including
demonstration of proposals to
adhere to best practice and
protocols. The Resource Waste
Management Plan shall include

tograí sonracha maidir le conas a dhéanfar an RWMP a thomhas agus a fhaireachán maidir le héifeachtacht; cuirfear na sonraí seo ar comhad agus coimeádfar iad mar chuid den taifead poiblí. Beidh gach taifead (lena n-áirítear dramhaíl agus acmhainní uile) de bhun an RWMP comhaontaithe ar fáil i gcónaí lena iniúchadh ag oifig an tsuímh.

An chúis: Ar mhaithe le bainistiú inbhuanaithe ar dhramhaíl.

specific proposals as to how the Resource Waste Management Plan will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. All records, including for waste and all resources, pursuant to the agreed Resource Waste Management Plan shall be made available for inspection at the site office at all times,

Reason: In the interest of sustainable waste management.

17. Déanfar tógáil na forbartha atá beartaithe a bhainistiú de réir Plean Bainistíochta Tógála agus Comhshaoil an tionscadail deiridh, a chuirfear ar comhad agus a choimeádfar mar chuid den taifead poiblí. Soláthróidh an plean seo mionsonraí ar an gcleachtas tógála don fhorbairt, lena n-áirítear:

- (a) suíomh an tsuímh agus chompún na n-ábhar lena n-áirítear an limistéar/na limistéir a aithníodh le

17. The construction of the proposed development shall be managed in accordance with a final project Construction and Environmental Management Plan, which shall be placed on file and retained as part of the public record. This plan shall provide details of the construction practice for the development, including:

- (a) location of the site and materials compound(s), including areas identified

haghaidh stóráil bruscair
tógála,

- (b) suíomh agus sonraí na limistéar le haghaidh oifigí láithreáin tógála, saoráidí foirne, fálú slándála láithreáin agus cláir,
- (c) mionsonraí na n-áiseanna páirceála ar an láthair le haghaidh oibrithe ar an láthair le linn na tógála,
- (d) sonraí maidir le hamú agus ródú tráchta tógála isteach agus amach as an láithreán tógála agus an treochoimharthaíocht ghaolmhar, lena n-áirítear moltaí chun seachadadh ualaí neamhghnácha chuig an láithreán a éascú,
- (e) bearta chun scuaine tráchta foirgníochta ar an gcé agus ar an ngréasán bóithre tadhlach a sheachaint,
- (f) bearta chun doirteadh nó cur cré, spallaí nó smionagar eile ar an gcé agus ar an ngréasán bóithre poiblí a chosc,
- (g) socruithe malartacha a chur i bhfeidhm do choisithe, do rothaithe agus d'fheithiclí i gcás go ndúnfar aon

for the storage of
construction refuse,

- (b) location and details of areas for construction site offices, staff facilities, site security fencing and hoardings,
- (c) details of on-site car parking facilities for site workers during the course of construction,
- (d) 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,
- (e) measures to obviate queuing of construction traffic on the adjoining road network,
- (f) measures to prevent the spillage or deposit of clay, rubble, or other debris on the public road network,
- (g) alternative arrangements to be put in place for pedestrians, cyclists, and vehicles in

bhóthar poiblí nó cosán le
linn oibreacha forbartha
láithreáin,

- (h) sonraí na mbeart cuí chun
creathadh ó ghníomhaíocht
tógála a mhaolú, de réir
BS6472; 1992 Treoir do
Mheasúnú Nochtadh an
Duine do Chreathadh i
bhFoirgnimh (1Heirts go
80Heirts) agus BS7385:
Cuid 2 1993: Meastóireacht
agus Tomhas do
Chreathadh i bhFoirgnimh -
Treoir maidir le Leibhéil
Damáiste ó Chreathadh a
lompraithear sa Talamh,
agus chun monatóireacht a
dhéanamh ar leibhéil den
sórt sin,
- (i) mionsonraí na mbeart
maolaithe cuí maidir le
torann agus deannach agus
faireachán ar na leibhéil sin,
- (j) gach breosla agus ola a
bhaineann le tógáil a
shrianadh laistigh de
bhundáí a tógadh go
speisialta chun a chinntiú
go dteorannaítear aon
doirteadh breosla go
hiomlán. Beidh díonta ar
bhundáí den sórt sin chun

the case of the closure of
any public road or footpath
during the course of site
development works,
(h) details of appropriate
measures to mitigate
vibration from construction
activity in accordance with
BS6472: 1992 Guide to
Evaluation of Human
Exposure to Vibration in
Buildings (1Hertz to
80Hertz) and BS7385:
Part 2 1993: Evaluation
and Measurement for
Vibration in Buildings -
Guide to Damage Levels
from Ground-Borne
Vibration, and for the
monitoring of such levels,
(i) details of appropriate
mitigation measures for
noise and dust and
monitoring of such levels,
(j) 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,

- uisce báistí a choimeád amach,
- (k) diúscairt dramhaíola tógála/scartála lasmuigh den láthair agus sonraí faoin gcaoi a bhfuil sé beartaithe ithir thochailte a bhainistiú,
- (l) slí le cinntiú go rialaítear rith chun srutha uisce dhromchla n srutha sa chaoi is nach dtéann siolta ná aon truailleáin eile isteach i séaraigh ná i ndraenacha uisce dromchla áitiúla, agus,
- (m) taifead de sheiceálacha laethúla go bhfuil na hoibreacha á ndéanamh de réir an Phlean Bainistíochta Timpeallachta Tógála a chur ar an taifead agus a choimeád mar chuid den taifead poiblí.

An chúis: Ar mhaithe le taitneamhachtaí, sláinte an phobail, an comhshaol agus sábháilteacht.

- (k) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil,
- (l) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local sewers or watercourses, and,
- (m) a record of daily checks that the works are being undertaken in accordance with the final project Construction and Environmental Management Plan shall be placed on file and retained as part of the public record.

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

18. Déanfar an fhorbairt bheartaithe a cheadaítear leis seo a chur i gcrích agus a chríochnú ar a laghad de réir na gcaighdeán tógála atá leagtha amach sna “Moltaí d'Oibreacha Forbartha Suímh do Limistéir Tithíochta” arna n-eisiúint ag an Roinn Comhshaoil agus Rialtais Áitiúil i mí na Samhna 1998. **An chúis:** A chinntiú go ndéantar an fhorbairt atá beartaithe agus go gcríochnófar í ar chaighdeán inghlactha tógála.

19. Ní chuirfear forbairt láithreáin agus oibreacha tógála i gcrích ach amháin idir na huaireanta 0700 go 1900 Luan go hAoine agus an dá lá sin san áireamh agus idir 0800 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

18. The proposed development hereby permitted shall be carried out and completed at least to the construction standards set out in the “Recommendations for Site Development Works for Housing Areas” issued by the Department of the Environment and Local Government in November 1998.

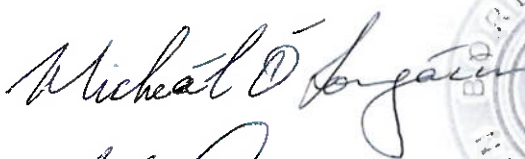
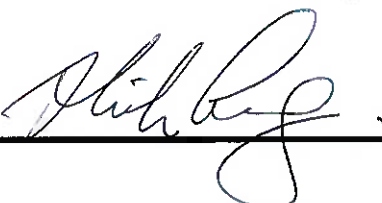
Reason: To ensure that the proposed development is carried out and completed to an acceptable standard of construction.

19. 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.

seo ach amháin i gcúinsí
eisceachtúla.

An chúis: Chun taitneamhachtaí
na maoine sa chomharsanacht a
chosaint.

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


Ball den Bhord Pleanála a
bhfuil Údarás aige séala an
Bhord a fhíordheimhniú

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

Dátaithe ar an 16 lá seo de Bealtaine. 2024
Dated this 16 day of May 2024