

An
Bord
Pleanála

Ordú Boird Board Order ABP-319403-24.

Na hAchtanna um Pleanáil agus Forbairt, 2000 go 2022

Údarás Pleanála: Comhairle Contae na Gaillimhe

Uimhir Thagartha ar an gClár Pleanála: 23/297

Achomharc ó Michael Breathneach, An Tulach, Baile na hAbhann, Contae na Gaillimhe, in aghaidh an chinnidh a rinne Comhairle Contae na Gaillimhe an 1^ú lá de mhí an Mhárta 2024 cead a dheonú, faoi réir coinníollacha, d'Údarás na Gaeltachta faoi chúram Tobin Consulting Engineers, Teach Fhaiche an Aonaigh, Bóthar Fhaiche an Aonaigh, Gaillimh, i gcomhréir le pleananna agus sonraí a taisceadh leis an gComhairle sin.

Forbairt Bheartaithe: I measc na n-athruithe ábhartha, beidh tógáil amach an staighre atá ann agus cur isteach staighre nua, tógáil log staighre cosanta, cur isteach fuinneoga nua ar aghaidh theas an fhoirgnimh, athruithe inmheánacha agus soláthar rochtain ar rampa ag na bealaigh isteach ó dheas agus thiar. Beidh athrú úsáide ann ó úsáid thionsclaíoch go hoideachas/traenáil. Eastát Tionsclaíoch Chasla, Doire an Fhéich, Casla, Contae na Gaillimhe.

Cinneadh

Cead a DHEONÚ don fhorbairt bheartaithe thuas i gcomhréir leis na pleananna agus na sonraí luaite, bunaithe ar na cúiseanna agus na cúinsí faoi bhun agus faoi réir na gcoinníollacha atá leagtha amach thíos.

Cúiseanna agus Cúinsí

Ag féachaint do chineál athfhorbraíochta an láithreáin, don struchtúr láithreach ar an láithreán agus don togra le haghaidh úsáid an fhoirgnimh a athrú ina húsáid oideachais/traenála, meastar, faoi réir chomhlíonadh na gcoinníollacha atá leagtha amach thíos, go mbeadh an fhorbairt bheartaithe i gcomhréir le cuspóir beartais EDU 1 de Phlean Forbartha Contae na Gaillimhe 2022-2028. Is athruithe measartha beag iad na hathruithe ar an bhfoirgneamh, agus iad ag déanamh difear don taobh istigh den fhoirgneamh go príomha. Meastar go mbeadh na hoibreacha beartaithe agus an t-athrú úsáide beartaithe inghlactha ó thaobh sábháilteachta tráchta de agus nach mbeadh aon tionchar díobhálach acu ar an timpeallacht glactha áitiúil ná ar aon cheann de na láithreáin ainmnithe Eorpacha. Dá bhrí sin, bheadh an fhorbairt bheartaithe i gcomhréir le pleanáil chuí agus forbairt inchothaithe an limistéir.

Scagadh Measúnachta Cuí

Thug an Bord faoi deara nach bhfuil an fhorbairt bheartaithe nasctha go díreach le bainistíocht Láithreáin Eorpaigh agus nach bhfuil sí riachtanach maidir le bainistíocht aon láithreáin den sórt sin. Agus an scagadh le haghaidh Measúnacht Chuí á chur i gcrích aige, ghlac an Bord leis an measúnacht scagtha a rinneadh sa tuarascáil ón gCigire maidir le sainaithint na Láithreán Eorpach a bhféadfaí difear a dhéanamh dóibh, agus le sainaithint agus measúnacht na n-éifeachtaí suntasacha is dóigh a bheith ag an bhforbairt bheartaithe, cibé acu aisti féin nó in éineacht le pleananna agus tionscadail eile, ar na Láithreáin Eorpacha sin i bhfianaise chuspóirí caomhantais an láithreáin sin, agus ghlac sé an méid sin ar fad. Tháinig an Bord ar an gconclúid nach bhfuil Measúnacht Chuí Chéim 2 ag teastáil dá bharr sin.

Coinníollacha

1. Déanfar an fhorbairt agus críochnófar í i gcomhréir leis na pleananna agus na sonraí a taisceadh in éineacht leis an iarratas, mar a leasaíodh leis na pleananna agus na sonraí breise a fuair an t-údarás pleanála an 12^ú lá de mhí Feabhra 2024, seachas de réir mar is gá ar shlí eile chun na coinníollacha seo a leanas a chomhlíonadh. I gcás go gceanglófar leis na coinníollacha sin go gcomhaontófaí mionsonraí leis an údarás pleanála, comhaontóidh an forbróir le mionsonraí den sórt sin i scríbhinn leis an údarás pleanála sula dtosófar an fhorbairt, agus déanfar an fhorbairt agus críochnófar í i gcomhréir leis na sonraí comhaontaithe.

Cúis: Ar mhaithe le soiléire.

2. Maidir le socruithe draenála, lena n-áireofar uisce dromchla a dhiúscairt, comhlíonfaidh siad ceanglais an údaráis pleanála le haghaidh oibreacha agus seirbhísí den sórt sin.

Cúis: Ar mhaithe leis an tsláinte phoiblí.

3. Sula dtosófar an fhorbairt, déanfaidh an forbróir comhaontú/comhaontuithe um nasc le hUisce Éireann chun socrú a dhéanamh do nasc seirbhíse/naisc sheirbhíse leis an soláthar uisce poiblí agus/nó leis an líonra bailiúcháin fuíolluisce.

Cúis: Ar mhaithe leis an tsláinte phoiblí agus chun saoráidí leordhóthanacha uisce/fuíolluisce a chinntiú.

4. Maidir le hoibreacha forbartha agus tógála láithreáin, ní dhéanfar iad ach amháin idir 0700 agus 1800 ón Luan go dtí an Aoine, agus an dá lá sin san áireamh, agus idir 0800 agus 1400 ar an Satharn, agus ní dhéanfar aon oibreacha ar bith ar an Domhnach ná ar laethanta saoire poiblí. Ní cheadófar aon imeacht ó na hamanna sin ach amháin in imthosca eisceachtúla ina bhfuarthas réamhcheadú i scríbhinn ón údarás pleanála.

Cúis: Chun taitneamhachtaí cónaithe na réadmhaoine sa chomharsanacht a choimirciú.

5. Cuirfear mionsonraí faoi chomharthaíocht sheachtrach faoi bhráid an údaráis pleanála, agus comhaontófar í i scríbhinn leis, sula dtosófar an fhorbairt.

Cúis: Ar mhaithe le forbairt rianúil agus taitneamhacht amhairc.



Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 23/297

Appeal by Michael Breathneach of An Tulach, Ballynahown, County Galway against the decision made on the 1st day of March, 2024 by Galway County Council to grant permission subject to conditions to Údarás na Gaeltachta care of Tobin Consulting Engineers of Fairgreen House, Fairgreen Road, Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: The alterations will include the removal of the existing staircase and the installation of a new staircase, the construction of a protected stairwell, the installation of new windows on the south facade of the building, internal alterations, and the provision of ramp access at both the south and west entrances. There will be a change of use from industrial to education/training; all at Casla Industrial Estate, Derrynea, Casla, 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 brownfield nature of the site, the existing structure on the site and the proposal to change the use of the building to educational and training, it is considered that the proposed development, subject to compliance with the conditions set out below, the proposed development would be in accordance with policy objective EDU 1 of the Galway County Development Plan 2022-2028. The alterations to the building are of a relatively modest scale, mainly affecting the

interior of the building. It is considered that the proposed works and change of use would be acceptable in terms of traffic safety and would not adversely impact upon the local receiving environment nor upon any of the European designated sites. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site. In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment carried out in the Inspector's report in respect of identification of the European Sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the proposed development, either individually or in combination with other plans and projects, on these European Sites in view of the site's conservation objectives. The Board concluded that a Stage 2 Appropriate Assessment is not, therefore, required.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 12th day of February 2024, 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. Drainage arrangements, including the 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.

3. Prior to the commencement of development, the developer shall enter into a connection agreement(s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 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.

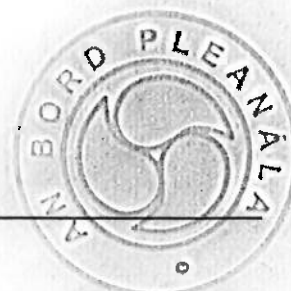
5. Details of external signage shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of orderly development and visual amenity.



Mary Henchy

**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

6th

lá seo de

Feabhra

2025