



An
Coimisiún
Pleanála

Commission Order

ABP-319510-24

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 23/133

Appeal by Tasbeem Limited care of Fewer Harrington and Partners of Studio 14, The Atrium, Maritana Gate, Canada Street, Waterford against the decision made on the 19th day of March, 2024 by Galway County Council to refuse permission.

Proposed Development: Four-storey extension over existing basement to provide 28 additional bedrooms and three number living units with a further seven bedrooms. Infill existing ground floor archway to provide additional family meeting areas, ancillary office and circulation spaces. Relocate existing carparking spaces from the courtyard to the existing basement and re-purpose the courtyard as secure landscaped amenity space for the nursing home to include incidental structures for gardening, hobby activities etc. Relocate the existing building main entrance from the archway to the west elevation and construction of new glazed entrance lobby. Modify the existing surface carpark to the west of the building to accommodate disabled accessible car park spaces, along with all necessary and associated site works, all at Brampton Care Home, Castle Road, Oranmore, County Galway.

Decision

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

Reasons and Considerations

Having regard to the location of the site within a serviced urban area, the compliance with the social policies and objectives of the Galway County Development Plan 2022-2028, specifically PA3 in relation to providing accommodation for older persons and which includes residential care facilities, it is considered that, subject to compliance with the conditions set out below, the proposed development would integrate appropriately with the existing residential care facility on site, would be located on lands within the applicant's control, and would be in accordance with best practice road safety and car parking standards as set out in the development plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 received by the planning authority on the 22nd day of February, 2024 and the further plans and particulars received by the Commission on the 15th day of April, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

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

Reason: In the interest of visual amenity.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. Prior to commencement of development, the developer shall enter into connection agreement(s) with Uisce Éireann to provide for service connection(s) to the public water supply and wastewater collection network. A copy of the connection agreement in relation to the wastewater collection network shall be forwarded to the planning authority.

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

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

Reason: In the interest of architectural heritage.

6. All of the recommendations as set out within the Stage 1 of 2 Road Safety Audit received by the planning authority on the 22nd day of February, 2024 shall be implemented in full prior to the occupation of the proposed care facility extensions.

Reason: In the interest of pedestrian and traffic safety.

7. Prior to commencement of development, the developer shall submit details of certification by a Consultant Engineer that the alterations at the entrances to the surface car park and the basement car park, as set out in the Site Layout Plan (drawing number PP03/A) and in accordance with best practice standards, including those set out in the Design Manual for Urban Roads and Streets (2019), have been implemented in full prior to the occupation of the proposed care facility extension.

Reason: In the interest of pedestrian and traffic safety.

8. The construction of the proposed development shall be managed in accordance with a Construction and Environmental Management Plan to be submitted and agreed in writing with the planning authority prior to commencement of development. The plan shall include measures to address issues in relation to waste management, surface water management, management of dust, noise vibration, traffic and deliveries management and hours of construction and any other matters that are deemed appropriate for inclusion in the plan.

Reason: In the interest of sustainable waste management 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 Coimisiún 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.



Marie O'Connor

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 25 day of June 2025.