Ordú ón gCoimisiún
Commission Order
ABP-320181-24

An Coimisiún Pleanála

Na hAchtanna um Pleanáil agus Forbairt, 2000 go 2022

Planning and Development Acts 2000 to 2022

Údarás Pleanála: Comhairle Cathrach na Gaillimhe

Planning Authority: Galway County Council

Iarratas ó Chomhairle Cathrach na Gaillimhe ar cheadú faoi alt 177AE den Acht um Pleanáil agus Forbairt, 2000, arna leasú, i gcomhréir le pleanna agus sonraí, lena n-áirítear Ráiteas Tionchair Natura, a taisceadh leis an gCoimisiún Pleanála an 11ú lá de mhí Iúil 2024.

Application by Galway City 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 Coimisiún Pleanála on the 11th day of July 2024.

Forbairt Bheartaithe: Oibreacha a dhéanamh chun úsáid shean-Fhoirgneamh Oibreacha Uisce Chorparáid na Gaillimhe (déanmhas cosanta uimhir: 3502) a athrú lena úsáid mar ionad spóirt uisce. Áirítear leis na tograí athruithe ar an bhfoirgneamh láithreach,

Proposed Development: To carry out works to change the use of the old Galway Corporation Waterworks Building, (a protected structure number 3502), to be used as a water sports centre. The proposals include alterations to the existing building, new boundaries, a new pedestrian road

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teorainneacha nua, trasrian nua bóthair do choisithe agus limistéar nua fágála, tírdhreachú crua agus bog, cosáin, soilsiú poiblí, naisc le seirbhísí láithreacha, agus an obair choimhdeach forbartha ar fad ar an láithreán. Tá sé beartaithe freisin pontún snámhach a sholáthar ar Abhainn na Gaillimhe, agus é nasctha le stangairt rochtana. Beidh an pontún ar ancaire ar an talamh agus beidh sé suite ar shiúl ó bhruach na habhann.

Beidh na hoibreacha ar fad lonnaithe ag Bóthar na Díge, Contae na Gaillimhe.

Cinneadh

An fhorbairt bheartaithe thuas a cheadú bunaithe ar na cúiseanna agus na cúinsí faoi bhun agus faoi réir na gcoinníollacha atá leagtha amach thíos.

Cúiseanna agus Cúinsí

Agus é ag comhlíonadh a fheidhmeanna i ndáil leis an gcinneadh uaidh a dhéanamh, bhí aird ag an gCoimisiún ar na nithe seo a leanas:

(a) alt 15(1) den Acht um Ghníomhú Aeráide agus um Fhorbairt

crossing and drop off area, hard and soft landscaping, footways, public lighting, connections to existing services, and all ancillary site development work. It is also proposed to provide a floating pontoon on the River Corrib connected to an access gangway. The pontoon will be terrestrially anchored and setback from the riverbank.

All located at Dyke Road, County Galway.

Decision

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

Reasons and Considerations

In performing its functions in relation to the making of its decision, the Commission had regard to:

(a) Section 15(1) of the Climate Action and Low Carbon Development Act 2015, as amended by Section 17 of the

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Ísealcharbóin, 2015, arna leasú le halt 17 den Acht um Ghníomhú Aeráide agus um Fhorbairt Ísealcharbóin (Leasú), 2021, agus an ceanglas atá ann a fheidhmeanna a chomhlíonadh, a mhéid is féidir, ar mhodh atá ag teacht leis an bPlean Gníomhaithe ar son na hAeráide 2024 agus leis an bPlean Gníomhaithe ar son na hAeráide 2025, agus leis an straitéis fhadtéarmach náisiúnta um ghníomhú ar son na haeráide, leis an gcreat náisiúnta oiriúnaithe agus leis na pleananna ceadaithe oiriúnaithe earnála atá leagtha amach sna Pleananna sin, agus ar mhodh atá ceaptha chun an cuspóir a chur chun cinn arb éard é astaíochtaí gás ceaptha teasa a mhaolú agus oiriúnú d'éifeachtaí an athraithe aeráide sa Stát,

(b) Treoir 2000/60/CE, an Chreat-treoir Uisce, agus an ceanglas atá ann a fheidhmeanna a chomhlíonadh ar mhodh atá ag teacht leis na forálacha den Treoir agus a chomhlíonann ceanglais na Treorach nó a chuireann an comhlíonadh sin chun cinn,

Climate Action and Low Carbon Development (Amendment) Act 2021, and the requirement to, in so far as practicable, perform its functions in a manner consistent with Climate Action Plan 2024 and Climate Action Plan 2025 and the national long term climate action strategy, national adaptation framework and approved sectoral adaptation plans set out in those Plans and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State,

(b) Directive 2000/60/EC, the Water Framework Directive and the requirement to exercise its functions in a manner which is consistent with the provisions of the Directive, and which achieves or promotes compliance with the requirements of the Directive,

(c) the European Union Habitats Directive (92/43/EEC),

(d) the European Communities (Birds and Natural Habitats) Regulations 2011 as amended,

(e) the likely consequences for the environment and the proper

(c) an Treoir ón Aontas Eorpach maidir le Gnáthóga (Treoir 92/43/CEE),

(d) Rialacháin na gComhphobal Eorpach (Éin agus Gnáthóga Nádúrtha), 2011, arna leasú,

(e) na hiarmhairtí is dóigh a bheidh ann don chomhshaol agus do phleanáil chuí agus forbairt inchothaithe an limistéir ina mbeartaítear an fhorbairt bheartaithe a dhéanamh, agus na héifeachtaí suntasacha is dóigh a bheidh ag an bhforbairt bheartaithe ar Láithreáin Eorpacha,

(f) na cuspóirí caomhantais, na leasanna cáilitheacha agus na leasanna caomhantais speisialta do Limistéar Caomhantais Speisialta Loch Coirib (Cód Láithreáin: 000297), do Limistéar Caomhantais Speisialta Choimpléasc Chuan na Gaillimhe (Cód Láithreáin: 000268), agus do Limistéar Cosanta Speisialta Chuan na Gaillimhe Istigh (Cód Láithreáin: 004031),

(g) na beartais agus na cuspóirí atá i bPlean Forbartha Cathrach na Gaillimhe 2023-2029,

planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on European Sites,

(f) the conservation objectives, qualifying interests and special conservation interests for the Lough Corrib Special Area of Conservation (Site Code: 000297), the Galway Bay Complex Special Area of Conservation (Site Code: 000268) and the Inner Galway Bay Special Protection Area (Site Code: 004031),

(g) the policies and objectives of the Galway City Development Plan 2023-2029,

(h) the nature and extent of the proposed works as set out in the application for approval,

(i) the information submitted in relation to the potential impacts on habitats, flora and fauna, including the Ecological Impact Assessment, and Natura Impact Statement,

(j) the submissions received in relation to the proposed development, and,

(h) cineál agus méid na n-oibreacha beartaithe, mar atá leagtha amach san iarratas ar cheadú,

(i) an fhaisnéis a cuireadh isteach i ndáil leis na tionchair a d'fhéadfadh a bheith ann ar ghnáthóga agus ar flora agus fauna, lena n-áirítear an Mheasúnacht Tionchair Éiceolaíoch agus an Ráiteas Tionchair Natura,

(j) na haighneachtaí a fuarthas i ndáil leis an bhforbairt bheartaithe, agus,

(k) an tuarascáil agus an moladh ón duine a cheap an Coimisiún chun tuarascáil agus moladh a dhéanamh maidir leis an ní.

(k) the report and recommendation of the person appointed by the Commission to make a report and recommendation on the matter.

Measúnacht Chuí: Céim 1:
Chomhaontaigh an Coimisiún leis an measúnacht scagtha agus leis an gconclúid a rinneadh sa tuarascáil ón gCigire á rá gurb iad Limistéar Caomhantais Speisialta Loch Coirib (Cód Láithreáin: 000297), Limistéar Caomhantais Speisialta Choimpléasc Chuan na Gaillimhe (Cód Láithreáin: 000268) agus Limistéar Cosanta Speisialta Chuan na Gaillimhe Istigh (Cód Láithreáin: 004031) na haon Láithreáin Eorpacha amháin a bhféadfadh an fhorbairt bheartaithe

Appropriate Assessment: Stage 1:
The Commission agreed with and adopted the screening assessment and conclusion carried out in the Inspector's report that the Lough Corrib Special Area of Conservation (Site Code: 000297), the Galway Bay Complex Special Area of Conservation (Site Code: 000268) and the Inner Galway Bay Special Protection Area (Site Code: 004031) are the only European Sites in respect of which the proposed development has the potential to have a significant effect.

éifeacht shuntasach a bheith aici orthu, agus ghlac an Coimisiún an mheasúnacht scagtha agus an chonclúid sin.

Measúnacht Chuí: Céim 2:

Rinne an Coimisiún breithniú ar an Ráiteas Tionchair Natura agus ar dhoiciméid ghaolmhara a cuireadh isteach in éineacht leis an iarratas ar cheadú, ar na bearta maolaithe atá iontu, ar an aighneacht atá ar comhad, agus ar an measúnacht ón gCigire. Chuir an Coimisiún measúnacht chuí i gcrích ar impleachtaí na forbartha beartaithe do na Láithreáin Eorpacha lena mbaineann, eadhon Limistéar Caomhantais Speisialta Loch Coirib (Cód Láithreáin: 000297), Limistéar Caomhantais Speisialta Choimpléasc Chuan na Gaillimhe (Cód Láithreáin: 000268) agus Limistéar Cosanta Speisialta Chuan na Gaillimhe Istigh (Cód Láithreáin: 004031), i bhfianaise chuspóirí caomhantais na Láithreán sin. Mheas an Coimisiún gur leor an fhaisnéis a bhí os a chomhair chun measúnacht chuí a dhéanamh. Agus an mheasúnacht chuí á cur i gcrích aige, rinne an Coimisiún breithniú ar leith ar na nithe seo a leanas:

Appropriate Assessment: Stage 2:

The Commission considered the Natura Impact Statement and associated documentation submitted with the application for approval, the mitigation measures contained therein, the submission on file, and the Inspector's assessment. The Commission completed an appropriate assessment of the implications of the proposed development for the affected European Sites, namely the Lough Corrib Special Area of Conservation (Site Code: 000297), the Galway Bay Complex Special Area of Conservation (Site Code: 000268) and the Inner Galway Bay Special Protection Area (Site Code: 004031) in view of those Sites' conservation objectives. The Commission considered that the information before it was adequate to allow the carrying out of an appropriate assessment. In completing the appropriate assessment, the Commission considered, in particular, the following:

i. the likely direct and indirect impacts arising from the

i. na tionchair dhíreacha agus indíreacha ar dóigh dóibh teacht as an bhforbairt bheartaithe, aisti féin nó in éineacht le pleananna nó tionscadail eile,

ii. na bearta maolaithe atá ar áireamh sa togra reatha, agus

iii. na cuspóirí caomhantais do na Láithreáin Eorpacha.

Agus an mheasúnacht chuí á cur i gcrích aige, ghlac an Coimisiún leis an measúnacht chuí a rinneadh sa tuarascáil ón gCigire maidir leis na héifeachtaí a d'fhéadfadh a bheith ag an bhforbairt bheartaithe ar shláine na Láithreán Eorpach réamhluaite, agus ghlac sé an mheasúnacht sin, agus aird á tabhairt ar chuspóirí caomhantais na Láithreán.

Sa chonclúid fhoriomlán uaidh, ba dheimhin leis an gCoimisiún nach ndéanfadh an fhorbairt bheartaithe, aisti féin nó in éineacht le pleananna nó tionscadail eile, dochar do shláine na Láithreán Eorpach, i bhfianaise chuspóirí caomhantais na Láithreán.

Cinneadh maidir leis an Scagadh Measúnachta Tionchair Timpeallachta

Ag féachaint do na nithe seo a leanas-

proposed development both individually or in combination with other plans or projects,

ii. the mitigation measures which are included as part of the current proposal, and,

iii. the conservation objectives for the European Sites.

In completing the appropriate assessment, the Commission accepted and adopted the appropriate assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the integrity of the aforementioned European Sites, having regard to the Sites' conservation objectives.

In overall conclusion, the Commission 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 Sites' conservation objectives.

Environmental Impact Assessment Screening Determination

Having regard to –

1. the criteria set out in Schedule 7 and the information to be provided

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1. na critéir atá leagtha amach i Sceideal 7 agus an fhaisnéis atá le soláthar i Sceideal 7A de na Rialacháin um Pleanáil agus Forbairt, 2001, arna leasú, go háirithe –
   (a) cineál agus scála beag na forbartha beartaithe, ar thalamh criosaithe, i limistéar 'forbartha uirbí' a bhfreastalaítear air le bonneagar poiblí láithreach,
   (b) sciar an-bheag de theorainn an láithreáin agus de na hoibreacha forbartha a bheith suite laistigh de Limistéar Caomhantais Speisialta Loch Coirib (Cód Láithreáin: 000297), agus an chuid eile den láithreán a bheith tadhlach leis an Limistéar Caomhantais Speisialta agus a bheith i ndlúthghaireacht dó,
   (c) an láithreán a bheith suite lasmuigh d'aon láthair íogair eile atá sonraithe in Airteagal 109(4)(a)(v) de na Rialacháin um Pleanáil agus Forbairt, 2001, arna leasú,
   (d) stádas déanmhais chosanta sheanfhoirgneamh Oibreacha Uisce Chorparáid na Gaillimhe (uimhir ar an

in Schedule 7A of the Planning and Development Regulations 2001 as amended, in particular –
(a) the limited nature and scale of the proposed development, on zoned land, in an 'urban development' area served by existing public infrastructure,
(b) the location of a very small portion of the site boundary and development works within the Lough Corrib Special Area of Conservation (Site Code: 000297) with the remainder of the site adjoining and in close proximity to the Special Area of Conservation,
(c) the location of the site outside any other sensitive location specified in article 109(4)(a)(v) of the Planning and Development Regulations 2001, as amended,
(d) the protected structure status and extent of works to the old Galway Corporation Waterworks building (Record of Protected Structures number 3502), the proximity of the site to other protected structures (Record of Protected Structures numbers

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Taifead ar Dhéanmhais Chosanta: 3502), agus méid na n-oibreacha ar an bhfoirgneamh sin, agus a ghaire atá an láithreán do dhéanmhais chosanta eile (uimhreacha ar an Taifead ar Dhéanmhais Chosanta: 3501 agus 8501) agus do Chaisleán Thír Oileáin (uimhir ar an Taifead ar Dhéanmhais Chosanta: 8503),

(e) tionchar beag na forbartha beartaithe ar na 'Radhairc Chosanta Lánléargais' ainmnithe atá i bPlean Forbartha Cathrach na Gaillimhe 2023-2029 – '*V.2 Radhairc ó Bhóthar na Díge agus ó Bhóthar Chúil Each ina gcuimsítear Abhainn na Gaillimhe agus eanach an Chúil Each*', agus

(f) gan aon íogaireacht shuntasach eile comhshaoil a bheith ann sa chomharsanacht.

2. torthaí na measúnachtaí iomchuí ar na héifeachtaí ar an gcomhshaol a chuir an t-iarratasóir isteach, i.e.,

(a) an Tuarascáil maidir le Scagadh Measúnachta Cuí,

3501 and 8501) and Terryland Castle (Record of Protected Structures number 8503),

(e) the minimal impact of the proposed development upon the Galway City Development Plan 2023-2029 designated 'Panoramic Protected Views' '*V.2 Views from Dyke Road and Coolagh Road encompassing the River Corrib and Coolagh fen*', and

(f) the absence of any other significant environmental sensitivity in the vicinity.

2. the results of relevant assessments of the effects on the environment submitted by the applicant i.e.

(a) the Appropriate Assessment Screening Report,

(b) the Natura Impact Statement,

(c) the Ecological Impact Assessment Report,

(d) the Archaeological Impact Assessment Report,

(e) the Architectural Heritage Impact Assessment, and,

(f) the Engineering Report including Road Safety Audit.

3. the features and measures proposed by the applicant intended to avoid or prevent what

(b) an Ráiteas Tionchair Natura,

(c) an Tuarascáil ar Mheasúnacht Tionchair Éiceolaíoch,

(d) an Tuarascáil ar Mheasúnacht Tionchair Seandálaíochta,

(e) an Mheasúnacht Tionchair Oidhreachta Ailtireachta, agus

(f) an Tuarascáil Innealtóireachta, lena n-áirítear an tIniúchadh ar Shábháilteacht ar Bhóithre.

3. na gnéithe agus na bearta atá beartaithe ag an iarratasóir chun éifeachtaí ar an gcomhshaol a d'fhéadfadh a bheith suntasach ar shlí eile a sheachaint nó a chosc, lena n-áirítear na bearta atá sainaitheanta sa Tuarascáil maidir le Scagadh Measúnachta Tionchair Timpeallachta, sa Ráiteas Tionchair Natura agus sa Tuarascáil ar Mheasúnacht Tionchair Éiceolaíoch a cuireadh isteach agus na tuarascálacha eile atá ar comhad, meastar nach dócha go mbeidh éifeachtaí suntasacha ag an bhforbairt bheartaithe ar an gcomhshaol. Meastar, dá bhrí sin, nach gá

might otherwise have been significant effects on the environment, including measures identified in the submitted Environmental Impact Assessment Screening Report, the Natura Impact Statement, the Ecological Impact Assessment Report and other reports on file, it is considered that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an Environmental Impact Assessment Report is not, therefore required.

Tuarascáil ar Mheasúnacht Tionchair Timpeallachta a ullmhú ná a chur isteach.

Pleanáil Chuí agus Forbairt Inchothaithe/Na héifeachtaí ar dóigh dóibh a bheith ann ar an gcomhshaol:

Meastar, faoi réir na coinníollacha atá leagtha amach thíos a chomhlíonadh, nach mbeadh éifeachtaí suntasacha diúltacha ag an bhforbairt bheartaithe ar an gcomhshaol ná ar an bpobal sa chomharsanacht, nach dtiocfadh riosca truaillithe aisti, nach mbeadh sí díobhálach do thaitneamhachtaí amhairc an limistéir, nach ndéanfadh sí díobháil thromchúiseach do thaitneamhachtaí maoine sa chomharsanacht, nach mbeadh drochthionchar aici ar oidhreacht chultúrtha an limistéir, nach gcuirfeadh sí isteach ar na húsáidí talún láithreacha sa limistéar, nach gcuirfeadh sí isteach ar shábháilteacht tráchta ná ar shábháilteacht coisithe agus nach gcuirfeadh sí sábháilteacht an phobail i mbaol. Dá bhrí sin, bheadh an fhorbairt bheartaithe i gcomhréir

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

It is considered that, subject to compliance with the conditions set out below, the proposed development would not have significant negative effects on the environment or the community in the vicinity, would not give rise to a risk of pollution, would not be detrimental to the visual amenities of the area, would not seriously injure the amenities of property in the vicinity, would not adversely impact upon cultural heritage of the area, would not interfere with the existing land uses in the area and would not interfere with traffic and pedestrian safety or endanger public safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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le pleanáil chuí agus forbairt inchothaithe an limistéir.

Coinníollacha

1. Déanfar an fhorbairt bheartaithe a sheoladh agus a chur i gcrích i gcomhréir leis na pleananna agus na sonraí a taisceadh i dteannta an iarratais, seachas de réir mar is gá ar shlí eile chun na coinníollacha seo a leanas a chomhlíonadh. I gcás go gceanglaítear le haon bhearta maolaithe atá leagtha amach sa Ráiteas Tionchair Natura nó le haon choinníollacha ceadaithe go n-ullmhódh an t-údarás áitiúil mionsonraí breise nó go n-ullmhófaí mionsonraí breise thar a cheann, cuirfear na mionsonraí sin ar an gcomhad agus coinneofar iad mar chuid den taifead poiblí.
Cúis: Ar mhaithe le soiléire agus le pleanáil chuí agus forbairt inchothaithe an limistéir agus chun cosaint an chomhshaoil a chinntiú.

2. Cuirfear chun feidhme ina n-iomláine na bearta maolaithe agus faireacháin atá

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 mitigation and monitoring measures identified in the Natura Impact Statement

sainaitheanta sa Ráiteas Tionchair Natura a cuireadh isteach i dteannta an iarratais. Áireofar leis na bearta sin socrú a dhéanamh do bhearta bithshlándála/stáisiún faisnéise a chur san áireamh san ionad spóirt uisce agus sa mhórláithreán is ábhar don iarratas, i gcomhaontú le hIascach Intíre Éireann, chun leathadh speiceas ionrach a chosc, agus socrú a dhéanamh do dhul i gcomhairle le hIascach Intíre Éireann maidir le huainiú aon oibreacha ionsrutha sula dtosófar na hoibreacha nó mar a cheanglófar ar shlí eile. Sula dtosófar an fhorbairt, ullmhóidh an t-údarás áitiúil mionsonraí faoi sceideal ama le haghaidh na bearta maolaithe uile a chur chun feidhme agus le haghaidh faireachán gaolmhar a dhéanamh, agus cuirfear na mionsonraí sin ar comhad agus coinneofar iad mar chuid den taifead poiblí.

Cúis: Ar mhaithe leis an gcomhshaol agus Láithreáin Eorpacha a chosaint agus ar mhaithe leis an tsláinte phoiblí.

submitted with the application shall be implemented in full. The measures shall include for the incorporation of biosecurity measures/information station into the water sports centre and wider application site in agreement with Inland Fisheries Ireland to prevent the spread of invasive species and for consultation with the Inland Fisheries Ireland on the timing of any instream works prior to the commencement of the works or as otherwise required. Prior to the commencement of development, details of a time schedule for implementation of all mitigation measures and associated monitoring shall be prepared by the local authority and 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.

3. Cuirfear chun feidhme ina n-iomláine na bearta maolaithe atá sainaitheanta sa Mheasúnacht Tionchair Éiceolaíoch a cuireadh isteach i dteannta an iarratais. Coinneoidh an t-údarás áitiúil éiceolaí atá cáilithe go cuí ar áirithíocht chun formhaoirseacht a dhéanamh ar shocrú an láithreáin, ar an tógáil agus ar chur chun feidhme na mbeart maolaithe a bhaineann leis an éiceolaíocht. Ar chríochnú na n-oibreacha, ullmhóidh an t-éiceolaí ceaptha tuarascáil éiceolaíoch ar na hoibreacha láithreáin lena gcoinneáil ar comhad mar chuid den taifead poiblí.
Cúis: Ar mhaithe le caomhantas dúlra agus leis an mbithéagsúlacht.

3. The mitigation measures identified in the Ecological Impact Assessment submitted with the application shall be implemented in full. A suitably qualified ecologist shall be retained by the local authority to oversee the site set up, construction and the implementation of mitigation measures relating to ecology. Upon completion of works, an ecological report of the site works shall be prepared by the appointed ecologist to be kept on file as part of the public record.
Reason: In the interests of nature conservation and biodiversity.

4. Sula dtosófar an fhorbairt, agus i gcomhairle le héiceolaí an tionscadail agus le gníomhaireachtaí reachtúla iomchuí, ullmhóidh an t-údarás áitiúil, nó aon ghníomhaire a bheidh ag gníomhú thar a cheann, leagan deiridh de Phlean Bainistíochta Comhshaoil Tógála ina

4. Prior to the commencement of development, the local authority, or any agent acting on its behalf, shall prepare in consultation with the project ecologist and relevant statutory agencies, a finalised Construction Environmental Management Plan (CEMP), incorporating all mitigation

gcuimseofar na bearta maolaithe uile atá léirithe sa Ráiteas Tionchair Natura agus sa Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus ina léireofar tograí atá ceaptha chun cloí leis an dea-chleachtas agus le prótacail. Áireofar na nithe seo a leanas leis an bPlean Bainistíochta Comhshaoil Tógála:

(a) na bearta maolaithe uile atá léirithe sa Ráiteas Tionchair Natura agus sa Mheasúnacht Tionchair Éiceolaíoch agus amhail dá bhforáiltear le Coinníoll 2 den ordú seo,

(b) láthair agus méid an fhálaithe siolta atá le suiteáil ar an láithreán, agus,

(c) tograí sonracha maidir le conas a thomhaisfear éifeachtacht an Phlean Bainistíochta Comhshaoil Tógála agus conas a dhéanfar faireachán ar an éifeachtacht sin.

Cúis: Ar mhaithe leis an gcomhshaol agus na Láithreáin Eorpacha a chosaint.

measures indicated in the Natura Impact Statement and the Ecological Impact Assessment, and demonstration of proposals to adhere to best practice and protocols. The CEMP shall include:

(a) all mitigation measures indicated in the Natura Impact Statement and the Ecological Impact Assessment and as provided for by Condition 2 of this order,

(b) location and extent of silt fencing to be installed on site, and,

(c) specific proposals as to how the measures outlined in the CEMP will be measured and monitored for effectiveness.

Reason: In the interest of protecting the environment and the European Sites.

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5. Cinnteoidh an t-údarás áitiúil agus aon ghníomhaire a bheidh ag gníomhú thar a cheann gur cheart an gléasra agus an t-innealra ar fad a úsáidfear le linn na n-oibreacha a ghlanadh agus a ní go críochnúil sula seachadfar chuig an láithreán iad ar mhaithe le leathadh speiceas ionrach guaiseach agus pataiginí a chosc.
Cúis: Ar mhaithe le pleanáil chuí agus forbairt inchothaithe an limistéir agus chun cosaint na Láithreán Eorpach a chinntiú

6. Leasófar an fhorbairt bheartaithe mar a leanas:
   (a) déanfar an leithead rampa agus an fhána chuig an bpontún snámhach a athdhearadh de réir an fhreagra aighneachta a fuarthas dar dáta an 25ú lá de mhí an Mheithimh 2025,
   (b) déanfar tograí tírdhreachaithe a ullmhú agus a chur chun feidhme don chuid den láithreán ar an taobh thiar de Bhóthar na Díge, lena n-áirítear timpeall ar an limistéar beartaithe tiontaithe/fágála, agus

5. The local authority and any agent acting on its behalf shall ensure that all plant and machinery used during the works should be thoroughly cleaned and washed before delivery to the site to prevent the spread of hazardous invasive species and pathogens.
Reason: In the interest of the proper planning and sustainable development of the area and to ensure the protection of the European Sites.

6. The proposed development shall be amended as follows:
   (a) the ramp width and slope to the floating pontoon shall be redesigned as per the submission response received and dated the 25th day of June 2025,
   (b) landscaping proposals shall be prepared and implemented for the part of the site to the west of the Dyke Road including around the proposed turning/drop off area, and,

(c) soláthrófar spásanna páirceála rothar laistigh den láithreán is ábhar don iarratas.

Cúis: Ar mhaithe le forbairt rianúil.

7. Sula dtosófar an fhorbairt, déanfaidh an forbróir comhaontú 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.

8. (a) Cuirfear chun feidhme ina n-iomláine na bearta agus na moltaí uile i ndáil leis an oidhreacht chultúrtha atá leagtha amach sa Mheasúnacht Tionchair Oidhreachta Ailtireachta ó Vincent Hannon Architects agus sa Tuarascáil ar Mheasúnacht Tionchair Seandálaíochta ó Fadó Archaeology.

   (b) Sula dtosófar an fhorbairt, ullmhóidh gairmí atá cáilithe

(c) bicycle parking provision shall be provided within the application site.

Reason: In the interest of orderly development.

7. Prior to the commencement of development, the developer shall enter into a connection agreement with Uisce Éireann 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.

8. (a) All measures and recommendations in relation to cultural heritage as set out in the 'Architectural Heritage Impact Assessment', by Vincent Hannon Architects and the 'Archaeological Impact Assessment Report', by Fadó Archaeology shall be implemented in full.

   (b) Detailed proposals including a method statement for the proposed anti-slip

Uol

go cuí agus a bhfuil saineolas speisialaithe caomhantais aige/aici tograí mionsonraithe, lena n-áirítear ráiteas modha le haghaidh bearta beartaithe frithshleamhnánacha ar an droichead coisithe (Uimhir 8501 den Chaighdeán Punann In-athnuaite: Aibhneacha/Uiscebhealaí na Gaillimhe – "Lena n-áirítear Droichid, Coraí, Ballaí, Claífort, Céanna agus Bonneagar Gaolmhar Eile"), agus cuirfear na tograí sin ar an gcomhad poiblí.

(c) Ceapfar seandálaí tionscadail chun formhaoirseacht a dhéanamh ar gach gné den scéim agus chun comhairle a thabhairt ina leith. Déanfaidh seandálaí an tionscadail idirchaidreamh leis an Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta chun straitéis fhoriomlán a chomhaontú roimh ré do na hoibreacha seandálaíochta atá le déanamh sula dtógfar an

measures to the pedestrian bridge (Renewable Portfolio Standard Number 8501 Rivers/Waterways of Galway "Including Bridges, Weirs, Walls, Embankment, Piers & Other Associated Infrastructure") shall be prepared by a suitably qualified professional with specialised conservation expertise prior to commencement of development and placed on the public file.

(c) A project archaeologist shall be appointed to oversee and advise on all aspects of the scheme. The project archaeologist shall liaise with the Department of Housing, Local Government and Heritage to agree in advance an overall strategy for archaeological works to be carried out both in advance of and in parallel with construction of the development. This shall include the scope of all Advance Archaeological Test Excavation and

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fhorbairt agus le linn an fhorbairt a thógáil. Áireofar leis sin raon na Réamhthochailte Tástála Seandálaíochta ar fad agus an Réamhfhaireacháin Seandálaíochta ar fad, mar aon le haon bhearta maolaithe breise a bheidh ag teastáil chun oidhreacht seandálaíochta a chosaint.

(d) Más rud é, le linn oibreacha láithreáin, go n-aimseofar aon ábhar seandálaíochta, tabharfar fógra do Sheirbhís na Séadchomharthaí Náisiúnta, don Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta agus d'Ard-Mhúsaem na hÉireann faoi sin láithreach.

(e) Áireofar leis an bPlean Bainistíochta Comhshaoil Tógála láthair na srianta oidhreachta seandálaíochta nó cultúrtha uile atá ábhartha don fhorbairt bheartaithe, mar atá leagtha amach sa 'Tuarascáil ar Mheasúnacht Tionchair Seandálaíochta' agus mar a sainaithníodh in aon imscrúduithe seandálaíochta ina dhiaidh

Archaeological Monitoring as well as any additional mitigation measures that may be required to protect archaeological heritage.

(d) If, during the course of site works, any archaeological material is discovered, the National Monuments Service, Department of Housing, Local Government and Heritage, and the National Museum of Ireland shall be notified immediately,

(e) The Construction Environment Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in the 'Archaeological Impact Assessment Report' and by any subsequent archaeological investigations associated with the project. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and

sin a bhaineann leis an tionscadal. Tuairisceofar go soiléir sa Phlean Bainistíochta Comhshaoil Tógála na tionchair shainaitheanta sheandálaíochta uile, idir thionchair dhíreacha agus thionchair indíreacha, ar dóigh dóibh a bheith ann agus na bearta maolaithe uile atá le déanamh chun an timpeallacht oidhreachta seandálaíochta nó cultúrtha a chosaint le linn an láithreán a ullmhú agus le linn na gníomhaíochta tógála.

(f) Tabharfar tuarascáil seandálaíochta deiridh, ina dtabharfar tuairisc ar na torthaí ar an bhfaireachán seandálaíochta ar fad agus ar aon obair imscrúdaitheach seandálaíochta nó aon tochailt seandálaíochta a bhí ag teastáil, don Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta tar éis an obair seandálaíochta ar fad a chríochnú ar an láithreán agus tar éis aon sainanailís iarthochailte is gá. Cuirfear

all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.

(f) The Department of Housing, Local Government and Heritage shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. A copy of same shall be placed on the public file.

Reason: To secure the authentic preservation of protected structures and features of cultural significance and to ensure that the proposed works are carried out in accordance with best conservation practice and to ensure the continued

cóip den chéanna ar an gcomhad poiblí.

Cúis: Chun fíorchaomhantas déanmhas cosanta agus gnéithe a bhfuil tábhacht chultúrtha leo a áirithiú, chun a chinntiú go ndéanfar na hoibreacha beartaithe i gcomhréir leis an dea-chleachtas caomhantais, agus chun caomhantas leantach áiteanna, uaimheanna, láithreán, gnéithe nó rudaí eile is díol spéise ó thaobh seandálaíochta a chinntiú (in situ nó trí thaifead).

preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

Marie O'Connor

Marie O'Connor

Coimisinéir Pleanála den Choimisiún Pleanála atá údaraithe go cuí chun séala an Choimisiúin a fhíordheimhniú

Member of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission .

Dátaithe ar an 05 **lá seo de** Lúnasa **2025**
Dated this 05th **day of** August **2025**