

An
Coimisiún
Pleanála

Ordú ón gCoimisiún
Commission Order
ABP-320963-24

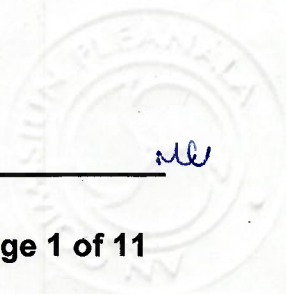
An tAcht um Pleanáil agus Forbairt, 2000, arna leasú
Planning and Development Act 2000, as amended

Údarás Pleanála: Comhairle Contae na Gaillimhe
Planning Authority: Galway County Council

Uimhir Thagartha ar an gClár Pleanála: 2460890
Planning Register Reference Number: 2460890

Achomharc ó Shane Kennedy faoi chúram OPC Design and Planning, An tSráid Mhór, Baile Locha Riach, Contae na Gaillimhe, in aghaidh an chinnidh a rinne Comhairle Contae na Gaillimhe an 10^ú lá de mhí Mheán Fómhair 2024 cead a dhiúltú don fhorbairt bheartaithe.

Forbairt Bheartaithe: Teach cónaithe scoite a thógáil, carrfort agus seid uirlisí a thógáil, sonnach láithreach a bhaint agus ballaí teorann tosaigh nua a thógáil ina mbeidh bealach isteach d'fheithiclí, umar seipteach amháin agus nasc leis an bpríomhshéarach a dhíchoimisiúnú, agus na hoibreacha láithreáin gaolmhara uile ag an gCéibh, Bearna, 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 agus scála na forbartha beartaithe, do phatrún na forbartha sa limistéar, do chriosú an láithreáin mar Lár Baile, do chuspóirí PLCB1 (Pobail Chónaithe Inbhuanaithe) agus PLCB2 (Lár Baile Inbhuanaithe) i bPlean Forbartha Contae na Gaillimhe 2022-2028, a bhfuil Plean Ceannchathartha Bhearna 2022-2028 san áireamh ann, do shuíomh agus dearadh na forbartha beartaithe, don Mheasúnacht Riosca Tuilte atá Sonrach don Láithreán, agus do chonclúid an chleachtaidh scagtha Measúnachta Cuí a rinne an Coimisiún, meastar go mbeadh an fhorbairt bheartaithe ina forbairt inghlactha ar an láithreán seirbhísithe inlíonta seo, nach ndéanfaidh sí díobháil mhór do shainghné an limistéir ná do thaitneamhachtaí na maoine sa chomharsanacht, go mbeadh sí i mbaol íseal tuilte agus nach gcruthódh sí aon bhaol tuilte do thailte tadhlacha, nach mbeadh aon drochthionchar suntasach aici ar an gcomhshaol ná ar aon láithreán Eorpach, agus go mbeadh sí inghlactha ó thaobh tráchta de agus ó thaobh sábháilteacht coisithe de. Dá bhrí sin, bheadh an fhorbairt bheartaithe i gcomhréir le pleanáil chuí agus forbairt inchothaithe an limistéir.

Scagadh Measúnachta Cuí

Chuir an Coimisiún cleachtadh scagtha Measúnachta Cuí i gcrích i ndáil leis na héifeachtaí a d'fhéadfadh a bheith ag an bhforbairt bheartaithe ar Láithreáin Eorpacha ainmnithe, agus aird á tabhairt ar chineál, scála agus suíomh na forbartha beartaithe i limistéar uirbeach seirbhísithe, ar an Tuarascáil maidir le Scagadh Measúnachta Cuí agus doiciméid eile a cuireadh faoi bhráid Chomhairle Contae na Gaillimhe in éineacht leis an iarratas, ar an Tuarascáil ón gCigire, agus ar na haighneachtaí a bhí ar comhad a fuarthas ag céim an iarratais agus ag céim an achomhairc. Agus an cleachtadh scagtha á chur i gcrích aige, ghlac an Coimisiún an tuarascáil ón gCigire, agus tháinig sé ar an gconclúid nár dhócha go mbeadh éifeacht shuntasach ag an bhforbairt bheartaithe, aisti féin nó i gcomhcheangal le forbairt eile sa chomharsanacht, ar aon Láithreán Eorpach i bhfianaise chuspóirí caomhantais na láithreán sin.

Coinníollacha

1. Déanfar an fhorbairt a sheoladh agus a chríochnú 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 gceanglófar leis na coinníollacha sin go gcomhaontófaí mionsonraí leis an údarás pleanála, comhaontóidh an forbróir 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 (a) Is gloine mhonaraíthe theimhneach nó scamallach a bheidh sa ghloiniú ar na fuinneoga seomra folctha agus en suite uile, agus déanfar é a chothabháil go buan. Ní bheidh sé inghlactha scannán a chur le dromchla gloine trédhearcaí.
- (b) Fágfar ar lár an fhuinneog oifige ar an gcéad urlár ar an ingearchló thiar, agus cuirfear ina hionad fuinneog ar an ingearchló cúil. Cuirfear líníocht athbhreithnithe lena léirítear comhlíonadh an cheanglais sin faoi bhráid an údaráis pleanála lena comhaontú aige sula dtosófar an fhorbairt.

Cúis: Ar mhaithe le taitneamhacht cónaithe.

3. Cuirfear mionsonraí faoi ábhair, dathanna agus uigeacht na mbailchríoch seachtrach uile ar an teaghais bheartaithe, faoi thírdhreachú crua agus bog, agus faoi chóireálacha teorann, faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis, sula dtosófar an fhorbairt.

Cúis: Ar mhaithe le taitneamhacht amhairc agus chun ardchaighdeán cuí forbartha a chinntiú.

4. Sula dtosófar an fhorbairt, déanfaidh an forbróir Comhaontú um Nasc le hUisce Éireann chun socrú a dhéanamh do nasc seirbhíse 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.

5. Comhlíonfaidh maolú agus diúscairt uisce dromchla ceanglais an údaráis pleanála le haghaidh oibreacha agus seirbhísí den sórt sin. Sula dtosófar an fhorbairt, cuirfidh an forbróir mionsonraí faoi conas a mhaolófar agus a dhiúscrófar uisce dromchla ón láithreán isteach lena gcomhaontú i scríbhinn ag an údarás pleanála.

Cúis: Ar mhaithe leis an tsláinte phoiblí.

6. Maidir le hoibreacha forbartha agus tógála láithreáin, ní dhéanfar iad ach amháin idir 0700 agus 1900 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.

7. Sula dtosófar na hoibreacha, cuirfidh an forbróir Plean Bainistíochta Tógála faoi bhráid an údaráis pleanála, agus comhaontóidh sé é i scríbhinn leis, agus cloífeá leis an bPlean sin le linn na tógála. Soláthrófar sa phlean sin mionsonraí faoin gcleachtas beartaithe tógála don fhorbairt, lena n-áireofar bearta bainistíochta torainn agus deannaigh agus diúscairt dramhaíola tógála agus scartála lasmuigh den láithreán.

Cúis: Ar mhaithe le sábháilteacht an phobail agus taitneamhacht.

8. Beidh gach cábla seirbhíse a bhaineann leis an bhforbairt bheartaithe, amhail cáblaí leictreacha, cáblaí teileachumarsáide agus cáblaí comhchoiteanna teilifíse, lonnaithe faoi thalamh. Soláthróidh an forbróir duchtú ionas gur féidir bonneagar leathanbhanda a sholáthar laistigh den fhorbairt bheartaithe.

Cúis: Ar mhaithe le taitneamhacht amhairc agus cónaithe.

9. Íocfaidh an forbróir leis an údarás pleanála ranníocaíocht airgeadais i leith bonneagar agus saoráidí poiblí a rachaidh chun tairbhe d'fhorbairt i limistéir an údaráis pleanála, ar nithe iad a sholáthróidh an t-údarás nó a sholáthrófar thar a cheann, nó a bhfuil sé beartaithe ag an údarás iad a sholáthar nó a bhfuil sé beartaithe iad a sholáthar thar a cheann, i gcomhréir le téarmaí na Scéime Ranníocaí Forbartha arna déanamh faoi alt 48 den Acht um Pleanáil agus Forbairt, 2000, arna leasú. Déanfar an ranníocaíocht sula dtosófar an fhorbairt nó trí cibé íocaíochtaí céimnithe a éascóidh an t-údarás pleanála, agus beidh sí faoi réir aon fhorálacha innéacsaithe is infheidhme den Scéim tráth na híocaíochta. Comhaontófar mionsonraí chur i bhfeidhm na Scéime idir an t-údarás pleanála agus an forbróir nó, cheal comhaontú, tarchuirfear an ní chuig an gCoimisiún Pleanála chun cur i bhfeidhm cuí théarmaí na Scéime a chinneadh.

Cúis: Ceanglaítear leis an Acht um Pleanáil agus Forbairt, 2000, arna leasú, go ndéanfaí coinníoll lena gceanglaítear ranníocaíocht i gcomhréir leis an Scéim Ranníocaí Forbartha arna déanamh faoi alt 48 den Acht a chur i bhfeidhm i leith an cheada.

Appeal by Shane Kennedy care of OPC Design and Planning of Main Street, Loughrea, County Galway against the decision made on the 10th day of September 2024, by Galway County Council to refuse a permission for the proposed development.

Proposed Development: Construction of a detached dwelling house, construction of carport with tool shed, removal of existing palisade fencing and construction of new front boundary walls with vehicular entrance, decommission of one number septic tank and connection to main sewer and all associated site works at An Chéibh, Freeport, Bearna, 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 nature and scale of the proposed development, to the pattern of development in the area, to the zoning of the site as Town Centre, objectives BMSP 1 (Sustainable Residential Communities) and BMSP 2 (Sustainable Town Centre) in the Galway County Development Plan 2022-2028, incorporating the Bearna Metropolitan Plan 2022-2028, the siting and design of the proposed development, the Site Specific Flood Risk Assessment, and the conclusion of the Appropriate Assessment screening exercise which was undertaken by the Commission, it is considered that the proposed development would be acceptable on this serviced, infill site, would not seriously injure the character of the area or the amenities of property in the vicinity, would be at low risk of flooding and would not present a flood risk to adjoining lands, would not have a significant adverse impact on the

environment or on any European site, and would be acceptable in terms of traffic and pedestrian safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

The Commission completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development in a serviced urban area, the Appropriate Assessment Screening Report and other documentation submitted with the application to Galway County Council, the Inspector's report, and submissions on file received at application and appeal stage. In completing the screening exercise, the Commission adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the conservation objectives of such sites.

Conditions

1. The 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 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 (a) The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.
- (b) The first-floor office window on the west elevation shall be omitted and replaced with a window on the rear elevation. A revised drawing showing compliance with this requirement shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling, hard and soft landscaping, and boundary treatments, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4. Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public water supply and/or wastewater collection network.

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

5. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the attenuation and disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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 where prior written approval has been received from the planning authority.

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

7. Prior to commencement of works, the developer shall submit to, and agree in writing with, the planning authority a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and offsite disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

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

Reason: In the interest of visual and residential amenity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An 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.

Mary Gurrie

Mary Gurrie

**Coimisinéir Pleanála den
Coimisiún Pleanála atá
údaraithe go cuí chun séala
an Coimisiún a
fhíordheimhniú**

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

Dátaithe ar an 08 lá seo de Nollaig 2025