

An
Coimisiún
Pleanála

Ordú ón
gCoimisiún/Commission Order
ABP-321819-25

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: 24/61496
Planning Register Reference Number: 24/61496

Achomharc ó Fiontar na Gréine Teoranta faoi chúram MKO Planning and Environmental Consultancy, Bóthar Thuama, Contae na Gaillimhe, in aghaidh an chinnidh a rinne Comhairle Contae na Gaillimhe an 10^ú lá de mhí Eanáir 2025 cead a dhiúltú.

Appeal by Fiontar na Gréine Teoranta care of MKO Planning and Environmental Consultants of Tuam Road, County Galway against the decision made on the 10th day of January, 2025 by Galway County Council to refuse permission.

Forbairt Bheartaithe: Campas cruthaitheach máistirphleanáilte oideachais agus oiliúna a sholáthar, lena n-áireofar ionad cathartha nua a fhorbairt agus uasghrádú athchóirithe a dhéanamh, agus síneadh a chur le Clochar Naomh Éinde, ar déanmhas cosanta cláraithe é (uimhir thagartha ar chlár na ndéanmhas cosanta cláraithe: 3953), chun cóiríocht do mhic léinn a sholáthar a thacóidh leis an gcampas oideachais agus oiliúna i gcoitinne. Tá 4,435 mhéadar chearnacha sa láithreán is

ábhar don iarratas. Áirítear leis an bhforbairt bheartaithe ionad cathartha trí stór ina mbeidh 1,368 méadar chearnacha, rud ina mbeidh leabharlann úrscothach nua agus halla éisteachta ilfheidhmeach agus spás taibhithe a bheidh mar chroílár den spás pobail. Áirítear le saoráidí eile mol oideachais agus oiliúna sna meáin dhigiteacha, spásanna oideachais agus oiliúna scannánaíochta agus ceoil, spásanna stiúideo d'ealaíontóirí, seomraí cruinnithe, seomraí ranga, gailearaí ealaíne agus caifé coimhdeach, agus spásanna coimhdeacha eile a sholáthrófar chun tacú leis na príomhshaoráidí. Mar chuid den leabharlann, tacóidh agus cuirfidh an mol oideachais agus oiliúna sna meáin dhigiteacha leis an tsaoráid campais agus leis an ionad cathartha i gcoitinne. Tacóidh cartlann dhigiteach scannánaíochta agus ceoil a bheidh dírithe ar an bpobal leis an leabharlann, agus beidh sí ina hionad taighde agus ina ní is díol spéise do thurasóirí ar an leibhéal náisiúnta agus idirnáisiúnta, áit a n-éascófar staidéar, caomhantas agus beogacht fhadtéarmach na Gaeilge agus oidhreacht chultúrtha na Gaeltachta. Tá sé beartaithe Clochar Naomh Éinde atá ann cheana a athchóiriú agus a shíneadh chun 620 méadar cearnach a chur leis chun go mbeifear in ann leanúint le hé a úsáid mar shaoráid chónaithe institiúideach agus chun tacú leis na saoráidí nua oideachais agus oiliúna ar an gcampas. Áirítear leis na hoibreacha sin modhnuithe chun inrochtaineacht a fheabhsú trí athchumrú inmheánach a dhéanamh ar an struchtúr atá ann cheana, lena n-áireofar ardaitheoir a chur leis agus córas nua téimh atá inbhuanaithe agus fuinneamhéifeachtúil agus córas bailiúcháin báistí a sholáthar. Áirítear leis na hoibreacha athchóirithe deisiú seachtrach agus oibreacha nua péinteála a dhéanamh, thart ar 70 méadar cearnach de limistéar foirgnimh a scartáil (atá mar chuid de shíneadh dhá stór a rinneadh sa bhliain 1990 agus atá suite ar chúl an chlochair), agus bothán gairdín saorsheasaimh seacht méadar chearnacha atá ann cheana agus atá curtha go páirteach a scartáil agus a bhaint. Áireofar leis an uasghrádú ar an díon atá ann cheana ar an síneadh foirgnimh trí stór a rinneadh sa bhliain 1990 díon nua a thógáil a rachaidh ar aghaidh chuig an síneadh beartaithe nua trí stór ar chúl an fhoirgnimh. Tá sé beartaithe grianphainéil fhótavoltacha a sholáthar ar an díon nua a mbeidh a aghaidh ó dheas ar an bhfoirgneamh sínte clochair agus ar an bhfoirgneamh nua ionaid chathartha, ar mhaithe le feabhas a chur ar éifeachtúlacht fuinnimh agus inbhuanaitheacht na saoráidí campais. Tá sé beartaithe feabhsuithe a dhéanamh ar an gcosán poiblí chun feabhas a chur ar an ríocht phoiblí os comhair Bhóthar an



R336 agus ar an siúlbealach ar an taobh thoir, rud a ritheann idir Bóthar an R336 agus an ché. Áireofar leis sin sciar den bhalla teorann atá ann cheana a bhaint agus a athúsáid, mar aon le spásanna páirceála feithiclí ar an tsráid a athshuí laistigh den champas nua ionas go mbeifear in ann plás coisithe a chruthú os comhair an champais agus feabhas ginearálta a chur ar an ríocht phoiblí, lena n-áireofar pábháil nua, suíochánra nua, agus soithí nua plandaí. Áireofar leis na hoibreacha ríochta poiblí agus tírdhreachaithe freisin 54 cinn nua de spásanna páirceála feithiclí (lena n-áireofar ceithre cinn de spásanna inrochtana, dhá cheann de spásanna GoCar, agus 12 cheann de spásanna luchtaithe feithiclí leictreacha), 55 cinn de spásanna páirceála rothar (lena n-áireofar trí cinn de spásanna lasta/inrochtana), agus spás amháin le haghaidh stad tuirlingthe den bhus, rud a bhainisteofar i gcomhréir leis an bPlean Bainistíochta Soghluaisteachta agus leis an bPlean Bainistíochta Tráchtá don Champas. Tá sé beartaithe an bealach isteach atá ann cheana d'fheithiclí a athshuí chuig lár an láithreáin is ábhar don iarratas. Áireofar leis sin pointe nua rochtana do choisithe agus do rothaithe a chruthú, rud a mbeidh athshuí agus athúsáid na gcolún geata feithiclí atá ann cheana i gceist leis. Tá sé beartaithe ríocht phoiblí inmheánach thírdhreachaithe ardchaighdeán a sholáthar, lena n-áireofar gairdín dealbh céadfach a sholáthar ina mbeidh réitigh dhúlra bhunaithe dhraenála agus cur a bheidh neamhdhíobhálach do phailneoirí. Tá sé beartaithe comharthaíocht, soilsiú poiblí, luchtairí feithiclí leictreacha, seirbhísí láithreáin agus gach obair ghaolmhar eile forbartha láithreáin agus gach obair choimhdeach agus ghaolmhar forbartha a sholáthar, agus iad go léir suite ag Tearmann Éinde, an Spidéal Thiar, an Spidéal, Contae na Gaillimhe.

Proposed Development: Delivery of a master planned creative education and training campus to include the development of a new civic centre and renovation upgrade, and extension of the Naomh Einde Convent, a registered protected structure (RPS register reference number 3953) to provide student accommodation which supports the wider education and training campus. The subject site area extends to 4,435 square metres. The proposed development includes a three-storey, 1,368-square-metre civic centre consisting of a new, state-of-the-art library and multi-functional auditorium and performance space as the core of the community space. Further facilities include a digital media education and training

hub, film and music education and training spaces, artist studio spaces, meeting rooms, classrooms, combined art gallery and ancillary café, and other ancillary spaces which will be provided to support the main facilities. As part of the library, the digital media education and training hub will support and enhance the campus facility and the wider civic centre. A public facing film and music digital archive will support the library and act as a domestic and international research centre and tourist attraction, enabling the study, preservation, and long-term vitality of the Irish language and the cultural heritage of the Gaeltacht. Renovation and extension of the existing Naomh Einde Convent to add 620 square metres for continued use as an institutional residential facility and to support the new educational training facilities on the campus. These works include modifications to enhance accessibility via internal reconfiguration of the existing structure, to include the addition of a lift, provision of a new sustainable and energy efficient heating system, and rainwater harvesting system. Restoration works include external repair and new paint works, the demolition of approximately 70 square metres of building area (which is part of a 1990 two-storey extension located at the rear of the convent), and the demolition and removal of an existing, stand-alone, and partially buried seven-square-metre garden shed. The upgrade of the existing roof over the three-storey 1990 building extension will include a new roof extending over the proposed new three-storey extension at the rear. Provision of solar PV to the new south-facing roof of the extended convent building and to the new civic centre building to enhance the energy efficiency and sustainability of campus facilities. Improvements to the public footpath to enhance the public realm facing onto the R336 Road and the walkway to the east running between the R336 Road and the pier. This will include the removal and reuse of a portion of the existing boundary wall, and the relocation of on-street vehicular parking spaces within the new campus to facilitate the creation of a pedestrian plaza at the front of the campus and the general enhancement of the public realm to include new paving, seating, and planters. Public realm and landscaping works will also include the provision of 54 number new vehicular parking spaces (including four number accessible, two number Go Car, and 12 number EV charging spaces), 55 number cycle parking spaces (including three number cargo/accessable spaces), and one number bus set-down space which will be managed in accordance with the Mobility Management Plan and Traffic Management Plan for the Campus.

Relocation of the existing vehicular access to the centre of the subject site. This will include the creation of a new pedestrian and cyclist access point, which will involve the relocation and reuse of the existing vehicular gate pillars. Provision of high-quality, landscaped internal public realm, including the provision of a sensory sculpture garden which will include nature-based drainage solutions and pollinator friendly planting. Provision of signage, public lighting, EV chargers, site services and all other associated site development works, and all ancillary and associated development works, all on a site located at Tearmann Einde, An Spidéal Thiar, An Spidéal, County Galway.

Cinneadh

Cead a DHEONÚ don fhorbairt bheartaithe thuas bunaithe ar na cúiseanna agus na cúinsí faoi bhun agus faoi réir na gcoinníollacha atá leagtha amach thíos.

Decision

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

Cúiseanna agus Cúinsí

Ag féachaint do chuspóir críosaithe an láithreáin, do na forálacha iomchuí de Phlean Forbartha Contae na Gaillimhe 2022-2028, don dearadh, agus don ghaol leis an déanmhas cosanta atá ann cheana ar an láithreán agus le déanmhais chosanta sa chomharsanacht, agus ag féachaint freisin don láithreán a bheith suite laistigh de Limistéar Caomhantais Ailtireachta an Spidéil, do na séadchomharthaí náisiúnta sa chomharsanacht, don ghá atá leis an nGaeilge a chosaint sa Ghaeltacht, don láithreán a bheith suite laistigh de limistéar lárionaid shráidbhailtigh atá ann cheana, d'fhara ialtóg agus ialtóga a bheith i láthair ar an láithreán agus do Cheadúnas Maolaithe ialtóg a eisiúint i ndáil leis an gcéanna, do chineál agus scála na forbartha

bheartaithe agus dá gaol le forbairt chongarach, agus don lárionad sráidbhailteach agus do na saoráidí atá bheartaithe, agus maidir le tionchair an láithreáin ar thaitneamhachtaí cónaithe, meastar, faoi réir na coinníollacha atá leagtha amach thíos a chomhlíonadh, go mbeadh an fhorbairt bheartaithe inghlactha, tríd is tríd, nach ndéanfadh sí díobháil thromchúiseach do thaitneamhachtaí cónaithe ná amhairc an limistéir ná do thaitneamhachtaí cónaithe ná amhairc aon réadmhaoine sa chomharsanacht, don oidhreacht ailtireachta ná don éiceolaíocht, lena n-áirítear speicis larscríbhinn IV, agus go mbeadh sí inghlactha i ndáil le sábháilteacht tráchta, le riosca tuilte, leis an tseandálaíocht, le háisiúlacht agus le hiompar inbhuanaithe. Dá bhrí sin, bheadh an fhorbairt bheartaithe i gcomhréir le pleanáil chuí agus forbairt inchothaithe an limistéir.

Reasons and Considerations

Having regard to the zoning objective of the site, the relevant provisions of the Galway County Development Plan 2022-2028, the design and relationship with the existing protected structure on the site and protected structures in the vicinity, as well as the location within An Spidéal Architectural Conservation Area, the national monuments in the vicinity, the need to protect the Irish language in An Gaeltacht, the location within an existing village centre area, the presence of a bat roost and bats on the site and the issuing of a Bat Derogation Licence in relation to same, the nature and scale of the proposed development and its relationship with adjacent development, and the village centre and the facilities proposed, and in terms of its impacts on residential amenities, it is considered that, subject to compliance with the conditions set out below, the proposed development would be generally acceptable, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, architectural heritage, ecology, including Annex IV species, and would be acceptable in terms of traffic safety, flood risk and archaeology, convenience and sustainable transportation. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Coinníollacha/Conditions

1. Déanfar an fhorbairt bheartaithe 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 Coimisiún Pleanála an 6^ú lá de mhí Feabhra 2025 agus an 28^ú lá de mhí Lúnasa 2025, 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 bheartaithe, agus déanfar an fhorbairt agus críochnófar í i gcomhréir leis na sonraí comhaontaithe.

Cúis: Ar mhaithe le soiléire.

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 An Coimisiún Pleanála on the 6th day of February, 2025 and on the 28th day of August, 2025, 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. Ní thosófar aon fhorbairt ar an láithreán go dtí go mbeidh Ceadúnas reatha Maolaithe Ialtóg arna eisiúint ag an tSeirbhís Páirceanna Náisiúnta agus Fiadhúlra faighte ag an bhforbróir, agus déanfar an fhorbairt ar fad i gcomhréir go hiomlán le téarmaí agus coinníollacha an cheadúnais seo.

Cúis: Chun sláine speicis ialtóg larscríbhinn IV a chosaint.



2. No development shall commence on site until such time as the developer has obtained a current Bat Derogation Licence issued by the National Parks and Wildlife Service and all development shall be carried out in full compliance with the terms and conditions of this license.

Reason: To protect the integrity of Annex IV bat species on the site.

3. I dteannta na n-ábhar seachtrach atá léirithe ar na hingearchlónna a cuireadh isteach, cuirfear bailchríoch chloiche ardchaighdeán a mbeidh dath éadrom uirthi ar na leibhéil thiar, thuaidh agus theas os cionn leibhéil an bhunurláir. Sula dtosófar an fhorbairt, cuirfear mionsonraí faoi gach bailchríoch sheachtrach faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis.

Cúis: Ar mhaithe le taitneamhacht amhairc.

3. In addition to the external materials shown on the submitted elevations, the west, north and south levels above ground floor level shall be finished in a high-quality light colour stone finish. Prior to commencement of development, details of all external finishes shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of visual amenity.

4. Maidir leis na hárasáin chóiríochta/na seomraí cóiríochta do mhic léinn a cheadaítear leis seo, ní áiteofar iad ach amháin mar chóiríocht do mhic léinn i gcomhréir leis an míniú ar chóiríocht do mhic léinn atá tugtha faoi alt 3 den Acht um Pleanáil agus Forbairt (Tithíocht) agus um Thionóntachtaí Cónaithe, 2016, arna leasú, agus ní úsáidfear iad chun aon chríche eile gan cead pleanála a dheonú roimh ré.

Cúis: Ar mhaithe le taitneamhachtaí áititheoirí na n-aonad agus na réadmhaoine mórtimpeall.

4. The student accommodation apartments/rooms hereby permitted shall only be occupied as student accommodation in accordance with the definition of student accommodation provided under section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and shall not be used for any other purpose without a prior grant of planning permission.

Reason: In the interest of the amenities of occupiers of the units and surrounding properties.

5. (a) Is i nGaeilge a bheidh an chomharthaíocht ar fad, agus tabharfar tosaíocht don Ghaeilge i gcónaí. Soláthrófar gach comhartha foirgnimh agus sráide i gcomhréir le scéim chomhaontaithe.
- (b) Maidir le haon fhógra nó aon struchtúr fógraíochta a mbeadh a thaispeáint nó a thógáil ina forbairt dhíolmhaithe ar shlí eile faoi na Rialacháin um Pleanáil agus Forbairt, 2001, arna leasú, ní dhéanfar iad a thaispeáint ná a thógáil ar an taobh amuigh den fhoirgneamh ná laistigh de chúirtealáiste an láithreáin gan cead pleanála a dheonú roimh ré.

Cúis: Ar mhaithe le hinléiteacht uirbeach, agus chun a chinntiú go n-úsáidfear logainmneacha atá cuí go háitiúil le haghaidh limistéir chónaithe nua.

5. (a) All signage shall be in the Irish language and priority shall be given to the Irish language at all times. All building and street signs shall be provided in accordance with an agreed scheme.

- (b) No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, as amended, shall be displayed or erected on the building exterior/within the curtilage of the site without a prior grant of planning permission.

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

6. Leasófar an fhorbairt bheartaithe mar a leanas:

- (a) Soláthrófar 12 cheann sa bhreis de spásanna páirceála rothar i gcóngar ceann amháin de na tacair bheartaithe spásanna páirceála rothar, nó laistigh de 10 méadar uaidh, ionas go soláthrófar 67 spás ar a laghad.
- (b) Soláthrófar spásanna páirceála feithiclí leictreacha sa bhreis chun Caighdeán DM 31 den phlean forbartha a chomhlíonadh agus, ar shlí eile, cuirfear chun feidhme ina iomláine an leagan amach bóithre agus páirceála dá bhforáiltear i líníocht uimhir 3117ABP (Comhlíonadh an Lámhleabhair Deartha do Bhóithre agus Sráideanna Uirbeacha: Bóithre agus Toisí Páirceála), mar a fuair an Coimisiún Pleanála í an 6^ú lá de mhí Feabhra 2025.
- (c) Cuirfear chun feidhme ina n-iomláine na moltaí atá sa Phlean Taistil, mar a fuair an t-údarás pleanála é an 7^ú lá de mhí na Samhna 2024.

Cuirfear líníochtaí athbhreithnithe lena léirítear comhlíonadh na gceanglas sin faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis, sula dtosófar an fhorbairt.

Cúis: Ar mhaithe le hiompar inbhuanaithe.

6. The proposed development shall be amended as follows:

- (a) An additional 12 number cycle parking spaces shall be provided adjacent to or within 10 metres of one of the proposed sets of cycle parking spaces such that a minimum number of 67 spaces are provided.
- (b) Additional EV parking spaces to comply with DM Standard 31 of the development plan shall be provided and otherwise the road and parking layout provided for in drawing number 3117ABP (DMURS Compliance Roads and Parking Dimensions), as received by An Coimisiún Pleanála on the 6th day of February, 2025, shall be implemented in full.
- (c) The recommendations contained in the Travel Plan, as received by the planning authority on the 7th day of November, 2024, shall be implemented in full.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

7. Déanfar an scéim tírdhreachaithe atá léirithe ar uimhreacha líníochta FIO-SPI/LMP/001a agus FIO-SPI/LMP/002, mar a fuair an Coimisiún Pleanála iad an 6^ú lá de mhí Feabhra 2025, a chur i gcrích laistigh den chéad séasúr cuir tar éis oibreacha tógála seachtracha a chríochnú go substaintiúil. Déanfar an cur ar fad a chosaint go leordhóthanach ar dhamáiste go dtí go mbunófar iad. Aon phlandaí a éagfaidh, a bhainfear nó a thiocfaidh chun bheith an-damáistithe nó an-ghalrach laistigh de thréimhse cúig bliana ón bhforbairt a chríochnú, cuirfear ina n-ionad plandaí eile de mhéid chomhchosúil agus de speiceas comhchosúil laistigh den chéad séasúr cuir eile, ach amháin i gcás go gcomhaontófar a mhalairt i scríbhinn leis an údarás pleanála.

Cúis: Ar mhaithe le taitneamhacht cónaithe agus amhairc.

7. The landscaping scheme shown on drawing numbers FIO-SPI/LMP/001a and FIO-SPI/LMP/002, as received by An Coimisiún Pleanála on the 6th day of February, 2025, shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

8. Cuirfear chun feidhme ina n-iomláine na moltaí atá san Aguisín a ghabhann leis an tuarascáil ar Iniúchadh Chéim 1/2 ar Shábháilteacht ar Bhóithre, mar a fuair an Coimisiún Pleanála í an 6^ú lá de mhí Feabhra 2025.

Cúis: Ar mhaithe le sábháilteacht tráchtá.

8. The recommendations of the Addendum to Stage 1/2 Road Safety Audit report, as received by An Coimisiún Pleanála on the 6th day of February, 2025, shall be implemented in full.

Reason: In the interest of traffic safety.

9. Cuirfear chun feidhme ina n-iomláine na bearta maolaithe atá molta sa Tuarascáil ar Mheasúnacht Tionchair Oidhreachta Ailtireachta, mar a fuair an Coimisiún Pleanála í an 6^ú lá de mhí Feabhra 2025.

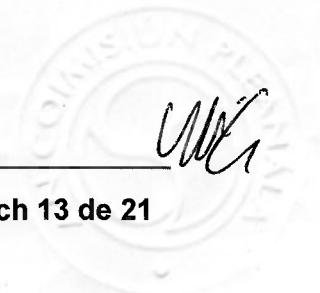
Cúis: Ar mhaithe le caomhantas.

9. The mitigation measures recommended in the Architectural Heritage Impact Assessment Report, as received by An Coimisiún Pleanála on the 6th day of February, 2025, shall be implemented in full.

Reason: In the interest of conservation.

10. Cuirfear chun feidhme ina n-iomláine na bearta maolaithe uile i ndáil leis an oidhreacht seandálaíochta agus chultúrtha atá leagtha amach sa Mheasúnacht Tionchair Oidhreachta Cultúrtha, mar a fuair an Coimisiún Pleanála í an 6^ú lá de mhí Feabhra 2025. Tabharfar tuarascáil seandálaíochta deiridh, ina dtabharfar tuairisc ar na torthaí ar aon obair imscrúdaitheach seandálaíochta is gá nó ar aon tochailt is gá, don údarás pleanála agus do Sheirbhís na Séadchomharthaí Náisiúnta tar éis an obair seandálaíochta ar fad a chríochnú ar an láithreán agus tar éis aon sainanailís iarthochailte is gá a chríochnú. Is é an forbróir a íocfaidh na costais seandálaíochta iarmhartacha agus ghaolmhara uile.

Cúis: Chun caomhantas leantach áiteanna, uaimheanna, láithreán, gnéithe nó rudaí eile is díol spéise ó thaobh seandálaíochta a chinntiú, cibé acu in situ nó trí thaifead.



10. All the mitigation measures in relation to archaeology and cultural heritage as set out in the Cultural Heritage Impact Assessment, as received by An Coimisiún Pleanála on the 6th day of February, 2025, shall be implemented in full. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation either in situ or by record of places, caves, sites, features or other objects of archaeological interest.

11. Cuirfear chun feidhme ina n-iomláine na bearta deartha uile a bhaineann le tuilte agus le draenáil, mar atá leagtha amach sa Mheasúnacht Riosca Tuilte ar Champas Cruthaitheach an Spidéil, mar a fuair an t-údarás pleanála í an 7^ú lá de mhí na Samhna 2024.

Cúis: Chun tuilte suntasacha a chosc.

11. All design measures in relation to flooding and drainage as set out in the Flood Risk Assessment of an Spidéal Campas Cruthaitheach (Spiddal Creative Campus), as received by the planning authority on the 7th day of November, 2024, shall be implemented in full.

Reason: To prevent significant flooding.

12. Maidir le socruithe draenála, lena n-áireofar socruithe le haghaidh uisce dromchla a mhaolú agus a dhiúscairt, comhlíonfaidh siad ceanglais an údaráis pleanála le haghaidh oibreacha agus seirbhísí den sórt sin. Sula dtosófar an fhorbairt, cuirfidh an forbróir Iniúchadh Uisce Stoirme Chéim 2 don Chéim Deartha Mhionsonraithe faoi bhráid an údaráis pleanála lena chomhaontú i scríbhinn aige. Tráth chríochnú na forbartha, cuirfear Iniúchadh Uisce Stoirme Chríochnú Chéim 3 faoi bhráid an údaráis pleanála lena chomhaontú i scríbhinn aige, chun a léiriú gur suiteáladh bearta Córais Draenála Uirbí Inbhuanaithe agus go bhfuil siad ag obair mar atá deartha agus nach ndearnadh aon mhí-naisc ná aon damáiste do bhonneagar draenála uisce stoirme le linn na tógála.

Cúis: Ar mhaithe leis an tsláinte phoiblí agus le bainistíocht uisce dromchla.

12. Drainage arrangements, including for the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit to the planning authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit. Upon completion of the development, a Stage 3 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 submitted to the planning authority for written agreement.

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

13. 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 leis an líonra bailiúcháin fuíolluisce.

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



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

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

14. 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.

14. 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 amenity.

15. 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.



15. 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 or public holidays. Deviation from these times shall 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.

16. Sula dtosófar an fhorbairt, cuirfear faoi bhráid an údaráis pleanála, agus comhaontófar i scríbhinn leis, plean ina mbeidh mionsonraí faoin dóigh a mbainisteofar dramhaíl (agus, go háirithe, ábhair in-athchúrsáilte) laistigh den fhorbairt, lena n-áireofar mionsonraí faoi shaoráidí a sholáthar le haghaidh dramhaíl agus, go háirithe, ábhair in-athchúrsáilte a stóráil, a scaradh agus a bhailiú agus faoi oibriú leanúnach na saoráidí sin. Ina dhiaidh sin, bainisteofar dramhaíl i gcomhréir leis an bplean comhaontaithe.

Cúis: Chun socrú a dhéanamh do bhainistíocht chuí dramhaíola agus, go háirithe, do bhainistíocht chuí ábhar in-athchúrsáilte, ar mhaithe leis an gcomhshaol a chosaint.

16. A plan containing details for the management of waste (and, 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 and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

17. Cuirfear Plean Bainistíochta Comhshaoil Tógála faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis, sula dtosófar an fhorbairt. Áireofar leis an bPlean Bainistíochta Comhshaoil Tógála rialuithe céime tógála maidir le deannach, le torann agus le tonnchrith, bainistíocht dramhaíola, cosaint ithreacha, screamhuiscí agus uiscí dromchla, bainistíocht láithreáin, pleanáil freagartha éigeandála, beartas comhshaoil láithreáin, agus ról agus freagrachtaí tionscadail, ach gan a bheith teoranta do na nithe sin.
- Cúis:** Ar mhaithe le taitneamhachtaí cónaithe, leis an tsláinte phoiblí agus sábháilteacht an phobail, agus le cosaint an chomhshaoil.

17. A Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The CEMP shall include, but not be limited to, construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.
- Reason:** In the interest of environmental protection, residential amenities, public health and safety and environmental protection.

18. Sula dtosófar an fhorbairt, cuirfear plean mionsonraithe bainistíochta tráchta tógála faoi bhráid an údaráis pleanála, agus comhaontófar é i scríbhinn leis. Áireofar leis an bplean mionsonraí faoi shocrúithe le haghaidh bealaí do thrácht tógála, faoi pháirceáil le linn na céime tógála, faoi shuíomh an chompúin le haghaidh gléasra agus innealra a stóráil, agus faoin suíomh le haghaidh seachadtaí chuig an láithreán a stóráil.
- Cúis:** Ar mhaithe le sábháilteacht tráchta agus le háisiúlacht.

18. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of traffic safety and convenience.

19. Sula dtosófar an fhorbairt, taiscfidh an forbróir leis an údarás pleanála taisce airgid, banna de chuid cuideachta árachais nó urrús eile chun a áirithiú go soláthrófar bóithre, cosáin, príomhlíonra uisce, draenacha, spás oscailte poiblí agus seirbhísí eile a cheanglaítear i ndáil leis an bhforbairt agus go ndéanfar iad a chríochnú agus a chothabháil go sásúil go dtí go nglacfaidh an t-údarás pleanála faoi chúram iad, mar aon le comhaontú lena dtabharfar de chumhacht don údarás pleanála urrús den sórt sin nó cuid de a úsáid chun aon chuid den fhorbairt a chríochnú nó a chothabháil go sásúil. Comhaontófar foirm agus méid an urrúis idir an t-údarás pleanála agus an forbróir nó, cheal comhaontú, tarchuirfear an ní chuig an gCoimisiún Pleanála lena chinneadh.

Cúis: Chun críochnú sásúil na forbartha a chinntiú.

19. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

20. 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.

20. 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.



Liam McGree

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



Arna dhátú an 13^ú lá seo de FÉABHÁIL 2026.