



An
Bord
Pleanála

Inspector's Report PLO7.248915

Development	Permission and retention for, single & three storey extension, terraces, escape stairs, single storey spa facility, canopy, wall re-alignment, change of car parks, retention for pump stations
Location	Glenlo Abbey, Kentfield, Co. Galway
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	17/93
Applicant(s)	Glenlo Abbey Hotel
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party V Grant
Appellant(s)	Jim & Maureen Hughes Prior Parks Assets Ireland Ltd
Observer(s)	Glenlo Abbey Golf Club
Date of Site Inspection	Fri 13 th October
Inspector	Rónán O'Connor

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1.0 Site Location and Description

- 1.1. The subject site is located in the town land of Kentfield on the outskirts of Galway City. The appeal site incorporates the Glenlo Abby Hotel complex and associated car parks. There is also part of a golf course located within the site including the golf clubhouse. The site slopes down from south to north and is situated between the N59 (Galway to Clifden Road) and existing golf course. The hotel complex occupies the original Glenlo Abbey and original country house, and has been extended previously with modern additions. The hotel and associated buildings are situated at a lower level than the main road.
- 1.2. The River Corrib is located approximately 280m to the north of the site. The site outlined in red has a stated area of 7.15 hectares.
- 1.2.1. The chapel and country house are both Protected Structures (Chapel- No. 3952, House – No. 3441) as included within Appendix V – Recorded of Protected Structures - of the Galway County Development Plan 2015-2021.
- 1.2.2. The hotel complex is scheduled for inclusion in the next revision of the Record of Monuments and Places, under the National Monuments Act (No. GA082-047001/002).

2.0 Proposed Development

- 2.1. The main aspects of the development are as follows:
 - Single storey extension to the existing golf clubhouse
 - Three storey extension to the rear of the existing Pavilion building
 - First floor extension to the Pavilion building
 - Single storey spa facility located within the existing walled garden
 - Realignment of the south-west corner of the walled garden to facilitate a new internal service road
 - A canopy and entrance lobby
 - Retention of 2 no. underground pump stations

- 2.1.1. Other elements include alteration of fenestration to the ground floor bedrooms and new terraces, new escape stairs, relocation of refuse area/service yard and landscaping works.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Grant permission with conditions. There are no conditions of particular note.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the planning officer reflects the decision of the planning authority.

Points of note are as follows:

- Shortfall of 15 carparking spaces was considered acceptable
- Extension to the golf club was considered sympathetic to the existing clubhouse and no objection was raised
- Three storey extension in keeping with the adjoining buildings and does not adversely impact on the Protected Structures
- No objection to alterations to fenestration and new private terraces or to the external escape stairs
- No assessment of the impact of the spa building or the canopy and entrance lobby within the Architectural Conservation Assessment.
- Having regard to the response from the Conservation Officer, no objection to the partial demolition and chamfering of the corner of the wall to accommodate the internal road.
- New service yard is an improvement over the existing arrangement.
- Further information requested in relation to the following:
 - (i) Updated Architectural Conservation Assessment and appraisal to address the impact of the spa on the walled garden and on the

adjacent protected structures and in relation to the impact of the canopy and entrance lobby on the adjoining protected structures.

- (ii) Samples of the finishing material of the spa/details of the proposed glass house and the proposed lobby to the Oak Cellar Bar.
- (iii) Written confirmation of the agreed connection to the public sewer from Irish Water/capacity and operation of the pumping stations
- (iv) Updated Appropriate Assessment Screening

3.2.2. Following receipt of Further Information, a grant of permission was recommended.

3.2.3. Other Technical Reports

Conservation Officer – recommends further information in relation to the impact of the spa on the adjoining walled garden

3.3. **Prescribed Bodies**

3.3.1. None

3.4. **Third Party Observations**

3.4.1. Three letters submitted, two objecting and one in support. The issues raised are as follows:

3.4.2. Objecting

- Negative impact on residential amenity/noise pollution
- Boundary treatment should be considered
- Hours of operation are not in accordance with previous conditions
- Issues with discharge licence

3.4.3. Supporting

- Improved facilities for the golf club
- No negative impact due to its secluded position

4.0 Planning History

- 4.1.1. 246346 (15/1599) – Grant - Retention of putting green and 12 additional driving range bays. Condition 2(1) relates to hours of operation which are restricted to 0800 to 2000 Monday to Sunday.
- 4.1.2. 243403 (14/220) – Grant - Elevation alterations to existing pavilion and construct extension to 1st floor function room, site works/services.
- 4.1.3. 05/736 - Grant - to erect a spa containing 'Hydrotherapy pool, Treatment room, Exercise area, etc. with covered link to the hotel (gross floor space 811m.sq).
- 4.1.4. 04/3217 – Grant - to erect new nets and support structure which will form part of the existing driving range building and retention permission for the existing position of the driving range building (gross floor space 292sqm)
- 4.1.5. 97/2670 – Grant - for retention of a 3 carriage train to be used as a restaurant/bar in the grounds of Glenlo Abbey Hotel
- 4.1.6. 97/2358 - Grant - erect 30 residential units
- 4.1.7. 95/1257 Grant Permission to build a golf driving range building a maintenance building with offices and clay pidgeon trap houses at Glenlo Abbey Hotel. Condition No. 2 excluded the clay Pidgeon shooting facilities.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. Galway County Development Plan 2015-2021
 - Objective EDT 14 – Tourism Infrastructure and Services – Provide and support the provision of tourism infrastructure
 - Objectives GH1/2/3/4 – relating to Heritage
 - Objectives AH1/2/4/5 – relating to Architectural Heritage including Protected Structures
 - Objectives ARC1/2/7 – relating to Archaeological Heritage
 - Objectives NHB1/2/3 – relating to Natural Heritage and Biodiversity

5.2. Natural Heritage Designations

5.2.1. None. It is noted that the site is located approximately 300m south of Lough Corrib SAC/SPA.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. Two Third Party Appeals have been received. The grounds of appeal of each of the parties are set out below.

6.1.2. Jim and Maureen Hughes:

- Long history of difficulties arising from the operation of this hotel and associated facilities
- Gold driving range has caused negative impact on amenity arising from the incursion of wayward gold balls – also issues of safety and physical damage
- Late night noise from the function rooms
- Compliance with effluent discharge conditions
- Additions to the golf club house will lead to an intensification of its use
- Conditions in relation to operating hours have not been complied with
- Development of the building as a club house will have a significant impact having regard to noise disruption and privacy
- If members lounge is licenced will bring late night activity to an area that is otherwise quiet, unlit and rural
- Golf course related activity is to be relocated away from the hotel to a remote site that is much closer to the SAC and SPA- a full Stage 2 Appropriate Assessment is required.
- New access road will be closer to the appellant's property and there will be additional car parking along this side of the site – overall there will be a major increase in activity on this side of the hotel resulting in greater noise and privacy impacts

- Existing embankments should be retained as they provide some screening and privacy from the hotel
- Major problem with noise on the site which have been the subject of repeated complaints – arising from functions and bar related activities
- Proposed external terrace and function room will create additional noise
- No report from the Council's road department and none from Transport Infrastructure Ireland
- There will a major intensification of the use which will give rise to a significant amount of traffic volumes including traffic unrelated to the hotel
- No Traffic and Transport Assessment or Road Safety Audit
- Council's failure to address this aspect of the development is a serious flaw in the planning application and in the Council's assessment thereof
- Removal of a section of the walled garden is inappropriate
- The single storey Spa building is inappropriate in a protected structure
- If the Board is minded to grant further information is required in relation to landscaping, revised AA Screening report, noise insulation, Traffic and Transport Assessment and Road Safety Audit.
- Conditions in relation to opening hours, retention of embankments should be imposed

6.1.3. Prior Park Assets Ireland Limited:

- Site boundaries are substantially different from that for which the previous planning permission for works on the Hotel were granted
- Change in site size is a material change and requires a separate planning permission
- The larger sites contain areas that are in an SAC and a pNHA
- One cannot change a site area in order to avoid restrictions without first getting permission to do so

- Complex is scheduled for inclusion in the next revision of the Record of Monuments and Places under the National Monuments Act
- Works involve substantial works around Glenlo Abbey and works in the walled garden
- Site is of both National and International interest
- The trench for the pipeline was dug through the grounds of a Protected Structure and a proposed National Monument
- Works on a national monument cannot be carried out without a specific licence
- No facility for the retention of a licence
- ABP cannot make a decision on this application without an input from the Minister of the Environment or Minister for Arts, Culture and the Gaeltacht
- No conditions in relation the supervision of works by an archaeologist
- Works on the pipeline were carried out during the previous appeal period
- Unsure of the legality of application 15/1599 or the current application – no further planning application can be made on a site if there is an appeal before An Bord Pleanála
- Substantial increase in the use of the facilities on the site including increased use of the driving range – more potential for damage
- Reports submitted to Galway County Council did not take into account the importance or fabric of the building
- No archaeological input
- Conservation Architect's report is ambiguous
- Size massing and scale of the development is out of keeping with character and design of the original Glenlo Abbey
- Choice of materials and finishes are out of keeping with the original building and detract substantially from the protected structure and the proposed national monument

- View from some of the bedrooms is limited and there will be a lack of natural light and privacy
- Extension to the clubhouse detracts from the main Glenlo Abbey complex

6.2. Applicant Response

6.2.1. The applicant's response to the two no. Third Party Appeals is set out below:

- In relation to effluent discharge, it is noted that the hotel is now connected to the public network and there is no treatment on site
- The neighbouring appellant has cut back some of the screening along the boundary
- Use of the Golf Clubhouse is established and use will remain unchanged
- Members lounge will accommodate just eight people and it is not proposed to have a drinks licence on this premises
- No objection to a condition being imposed to control the use of the clubhouse
- There will not be an increased use of the driving range as the number of driving bays remain the same
- Terrace will not be used for late night activity
- Has sought to agree opening hours with Galway County Council – no response to same
- Terraces on northern side of hotel are individual patios and would not result in noise
- Extension of the function room would not result in noise as there is no external terrace
- Red line boundary is located 270m from Lough Corrib SAC and 316m from Lough Corrib SPA
- Valid to conclude that the development would not result in impacts on any European Sites.

- Input from Transport Consultants prior to submitting the planning application although this was not detailed in the documentation
- Details on trip generated submitted with 236 trips expected to be generated in one day – significantly less than the threshold for a TTA
- Embankment will not be re-aligned – this was an error in the drawing- a new drawing has been submitted correcting this
- Not responsibility of the applicant to ensure that TII reviews the application
- The access to the hotel will remain unchanged therefore no Road Safety Audit is required
- New access road will follow the route of an historic service road for much of its length
- Planning application was validated by LPA and the planning application boundary has been set to include the areas for which works are proposed under the current planning application
- Property is not a designated National Monument
- Chapel is listed as a recorded monument scheduled for inclusion in the next revision of the RMP.
- Works in relation to the pipeline did not interfere or impact on the Recorded Monument and therefore the need for a licence is questionable.
- Happy to provide 2 months notice to National Monuments of any future works to the chapel or in the zone of notification around it
- Construction of the pipeline was an open and transparent process in consultation with Galway County Council and Irish Water
- Conservation Architect's report addressed the impact on the walled garden/Planner's report and Conservation Officer had no objection to the partial demolition of wall
- Proposed development has been designed to be respectful and sympathetic to the existing protected structures on site

6.3. **Planning Authority Response**

6.3.1. None.

6.4. **Observations**

6.4.1. One observation has been received from Glenlo Abbey Golf Club. This is summarised below:

- Primary function of member's lounge will be as a display area and for meetings, with access to a coffee/tea machine
- Members have no interest in purchasing alcohol as the Oak Cellar bar is only a short distance away
- Additional changing rooms
- Golf club would never condone a situation whereby wayward golf balls would enter adjacent properties – golf range was re-orientated away from sensitive targets
- None of the existing wooden structures are protected structures or designated as national monuments
- The chapel is not the subject of the planning application
- Connection to the urban sewerage network is a good example of proactive planning by the LPA and Glenlo Abbey
- Local residents only have Glenlo Abbey available to them for family functions

6.5. **Further Responses**

6.5.1. None

7.0 **Assessment**

7.1. The following assessment covers the points made in the appeal submissions and also encapsulates my de novo consideration of the application. The main issues in the assessment of the proposed development are as follows:

- Principle of Development
- Impact on Residential Amenity
- Design and Conservation/Impact on Protected Structures
- Archaeology
- Traffic and Access
- Other Issues
- Appropriate Assessment

7.2. Principle of Development

7.2.1. The principle of the works proposed is acceptable, subject to the detailed considerations below, as there is no change of use proposed and the works are associated with the existing uses on the appeal site.

7.3. Impact on Residential Amenity

7.3.1. The nearest residential property (and also the residence of one of the Third Party Appellants) is to the north-west of the existing hotel and to the south-west of the existing golf clubhouse. The boundary of this residential property is located some 10m from the existing clubhouse at the closest extent and it located approximately 70m from the existing pavilion building.

7.3.2. The potential impacts from the development as proposed are potential noise and nuisance impacts from both the extended golf clubhouse and from the extended hotel, as well as any impacts from the new service road.

7.3.3. In relation to the impacts from the extended golf clubhouse, I note the additional floor area will accommodate a pro-shop, a member's lounge, WC and changing facilities, as well as an external roofed terrace area. The floor area of the member's lounge and pro-shop is relatively limited, as is the external terrace area, and as such the impact of same in relation to potential noise nuisance is subsequently limited. It is not proposed to serve alcohol.

7.3.4. Having regard to the above, I do not consider that the extension to the existing golf clubhouse will result in an adverse impact on residential amenity.

- 7.3.5. I note the neighbouring has raised the issue of intensification of the golf facilities and has raised the issue of golf balls entering their property. However, the proposal does not seek to increase the number of driving bays and it is my view that the extensions to the clubhouse will not lead to a material increase in the use of the bays. In relation to the issue of errant balls, the driving bays are not the subject of this current appeal and as such I am limited in my consideration of same.
- 7.3.6. In relation to the hotel extensions, including the extension to the function room, the three storey extension to the rear of the pavilion building and the spa building, and the private terrace areas to the ground floor rooms, it is my view that the appellant's property is a sufficient distance from the proposed extensions so as not to be materially impacted by same.
- 7.3.7. The proposed service road, although it will now bring service traffic along the western side of the hotel, is sufficiently set back from the boundary of the appellant's property so as not to impact on same.

7.4. Design and Conservation/Impact on Protected Structures

- 7.4.1. A number of extensions are proposed to the existing hotel including a three-storey extension to the rear of the existing pavilion, a single storey spa extension to the rear of the existing hotel and a first floor extension to the existing pavilion building.
- 7.4.2. In relation to the three-storey extension, the scale, bulk and massing are in keeping with the existing scale of the pavilion building and as well as the scale of the existing hotel, and does not appear as an incongruous addition to same. The form, profile and detailed appearance are in line with the appearance of the existing hotel building and as such are acceptable having regard to design.
- 7.4.3. The single storey spa building is set behind the main hotel, for the most part within the existing walled garden and is set partly below ground level with a green roof above. The scale of this element is considered appropriate in the context of the existing hotel. The visual impact of same is also limited given the sunken profile and the green roof above.
- 7.4.4. The glazed first floor extension to the existing pavilion building is limited in scale and infills an existing balcony area. The existing pavilion building is a modern addition to the hotel and the first floor extension is in keeping with the style of same.

- 7.4.5. A revised Architectural Conservation Assessment was submitted at Further Information stage which considered the impacts of the historic context and fabric the Glenlo Abbey Hotel. It is concluded that there should not be a negative impact resulting from the spa building, if the building is carefully detailed with high quality materials and finishes. In relation to the service road, it is concluded that with planting in place the impact could be reduced entirely. In relation to the removal of a section of the wall bounding the walled garden, a detailed description and survey of the walled garden is set out in the report and it is concluded that, if the wall is carefully patched and rebuilt, the impact will not be significant. It is concluded within the assessment that the canopy will not have a negative impact on the existing hotel complex.
- 7.4.6. The easternmost buildings of the Glenlo Abbey Hotel complex are Protected Structures (House – No. 3441 and Chapel- No. 3952) as included within Appendix V – Recorded of Protected Structures - of the Galway County Development Plan 2015-2021.
- 7.4.7. The NIAH Survey lists these two structures as of ‘regional importance’ and within this survey the house is described as a ‘Detached 5-bay 2-storey former country house over half-basement, built 1740,restored 1984’. It is further noted that ‘the building has a distinctive form including a canted bay and grand entrance flight of steps. The retention of the elaborate door surround and the impressive landscape siting add to its architectural value’.
- 7.4.8. The chapel is described as a ‘freestanding gable-fronted Church of Ireland chapel with 3-bay nave, with 3-stage tower’. It is further noted that ‘this building has a form and style typical of eighteenth-century Church of Ireland chapels, which are often found on large demesnes. Despite never being used as a church, this building has a distinctive religious form with characteristic elements such as a bell tower and pointed openings. The retention of numerous decorative elements including pinnacles and string courses adds to the overall appeal of the building. Its siting, next to a country house and set within an extensive demesne, increases the architectural value of the building, making it an interesting part of the local landscape’. It is also noted that the complex is enclosed by rubble limestone boundary walls and piers with wrought-iron gates.

- 7.4.9. The closest new build element to the Protected Structures is the sunken spa building and link to the existing hotel. In my view, the visual impact of this element is limited, by virtue its limited height, with a subsequent limited impact on the setting of the Protected Structures.
- 7.4.10. The walled garden is also protected, as it is likely to be within the curtilage of the adjacent Protected Structures. The proposed spa is contained within this walled garden. The development as proposed, while utilising some of the area of the walled garden, also seeks to incorporate formal gardens which, in my view, will have a positive impact on the visual amenity of this element. I do not consider built form of the spa building would negatively detract on the setting of the walled gardens.
- 7.4.11. The new service road, which will entail the removal of a section of wall on the south-wester corner of the walled garden. This will be rebuilt in a chamfered form to the original height. It is my view that, subject to details of the restoration of the wall, utilising the original stone, the impact of same will be less than significant.
- 7.4.12. The three storey extension is located at the opposite end of the hotel complex to the Protected Structures. Viewed from the existing access road, from the north of the Protected Structures, this extension will visible as an extension to the main hotel building with a visual appearance in the keeping with same.
- 7.4.13. The limited scale of the first floor extension to the Pavilion Building will have a subsequent limited impact on the setting of the Protected Structures.
- 7.4.14. I do not consider that the limited extensions to the golf clubhouse/cabin will have an impact on the setting of the Protected Structures given the setback of this element of the development from the main hotel complex.
- 7.4.15. In conclusion, it is not considered that the proposed extensions and service road, as described above would impact negatively on the setting of these Protected Structures

7.5. **Archaeology**

- 7.5.1. The hotel complex is scheduled for inclusion in the next revision of the Record of Monuments and Places, under the National Monuments Act (No. GA082-047001/002). I note no response has been received from the Development Applications Unit, Department of Arts, Heritage, Regional, Rural and Gaeltacht

Affairs, either at application stage nor at appeal stage. There is no evidence on file, or from the NIAH database, that there is a likelihood of significant archaeology on site. However, this possibility cannot be ruled out, however, and as such I consider it prudent to require archaeological monitoring. Should the Board be minded to grant, this can be achieved by way of condition.

7.6. Traffic and Access

- 7.6.1. It is proposed to utilise the existing access to the hotel, with the new service road accessed off the existing internal road. The applicant response to the appeal submissions has detailed the expected number of additional trips per day as a result of the proposed development. It is my view that the additional volume will not have a material impact on the surrounding road network over and above the existing operations of the hotel.

7.7. Other Issues

- 7.7.1. In relation to non-compliance with previous conditions, it is of note that the Board does not have a role in Enforcement and in this respect regard is had to Section 10.1 of the Development Management Guidelines 2007 which provides: *Enforcement of planning control is the responsibility of the planning authority and this is the case, of course, whether the planning decision, including conditions, was made by the planning authority or the Board.*
- 7.7.2. In relation to the site boundaries, the LPA has accepted the validity of same in validating the application.
- 7.7.3. In relation to views from the proposed bedrooms and natural light to same, I note there are no specific development control standards relating to hotel rooms. However, I do not consider that views will be particularly poor nor that natural light levels will be significantly deficient.

7.8. Appropriate Assessment

- 7.8.1. A revised Stage 1 Screening Assessment submitted as part of the Further Information Request in regard to the potential for the proposed development to impact upon the integrity of each of the designated Nature 2000 sites identified within a 15km radius of the site.

- 7.8.2. The Screening reports concludes that the works will not impact on the Qualifying Interests, Special Conservation Interests or impede the conservation objectives of any European Sites.
- 7.8.3. The Board, as a competent authority, shall only agree to a plan or project only after having ascertained that it will not adversely affect the integrity of a Natura 2000 site. In this regard it is appropriate to carry out a stage 1 screening assessment and then if necessary a stage 2 appropriate assessment.
- 7.8.4. I have considered those sites within 15km of the appeal site and the impacts of the development which is under consideration here.

Relevant Natura 2000 Sites, Qualifying Interests and Conservation Objectives

- 7.8.5. The appeal site is not currently designated for any nature conservation purposes under national or international legislation but a number of Natura 2000 sites (SAC/SPA) are within a 15km radius of the subject site. These are set out in the table below:

Site Code, Site Name and Designation	Approx. distance from the appeal site	Qualifying Habitats and Species
004042 Lough Corrib SPA	0.3km N	Gadwall (<i>Anas strepera</i>) Shoveler (<i>Anas clypeata</i>) Pochard (<i>Aythya farina</i>) Tufted Duck (<i>Aythya fuligula</i>) Common Scoter (<i>Melanitta nigra</i>) Hen Harrier (<i>Circus cyaneus</i>) Coot (<i>Fulica atra</i>) Golden Plover (<i>Pluvialis apricaria</i>) Black-headed Gull Chroicocephalus ridibundus A182 Common Gull (<i>Larus canus</i>) Common Tern (<i>Sterna hirundo</i>) Arctic Tern (<i>Sterna paradisaea</i>)

		Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>)
000297 Lough Corrib SAC	0.3km N	<p>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>)</p> <p>Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i></p> <p>Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp.</p> <p>Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites)</p> <p><i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)</p> <p>Active raised bogs</p> <p>Degraded raised bogs still capable of natural regeneration</p> <p>Depressions on peat substrates of the <i>Rhynchosporion</i></p> <p>Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i></p> <p>Petrifying springs with tufa</p>

		<p>formation (Cratoneurion)</p> <p>Alkaline fens</p> <p>Limestone pavements</p> <p>Old sessile oak woods with Ilex and Blechnum in the British Isles</p> <p>Bog woodland</p> <p>Margaritifera margaritifera (Freshwater Pearl Mussel)</p> <p>Austropotamobius pallipes (White-clawed Crayfish)</p> <p>Petromyzon marinus (Sea Lamprey)</p> <p>Lampetra planeri (Brook Lamprey)</p> <p>Salmo salar (Salmon)</p> <p>Rhinolophus hipposideros (Lesser Horseshoe Bat)</p> <p>Lutra lutra (Otter)</p> <p>Drepanocladus vernicosus (Slender Green Feather-moss)</p> <p>Najas flexilis (Slender Naiad)</p>
000268 Galway Bay Complex SAC	4.2km S	<p>Coastal lagoons</p> <p>Large shallow inlets and bays</p> <p>Reefs</p> <p>Perennial vegetation of stony banks</p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts</p> <p>Salicornia and other annuals colonising mud and sand</p> <p>Atlantic salt meadows (Glauco-Puccinellietalia maritimae)</p> <p>Mediterranean salt meadows (Juncetalia maritimi)</p>

		<p>Turloughs</p> <p>Juniperus communis formations on heaths or calcareous grasslands</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites)</p> <p>Calcareous fens with Cladium mariscus and species of the Caricion davallianae</p> <p>Alkaline fens</p> <p>Limestone pavements</p> <p>Lutra lutra (Otter)</p> <p>Phoca vitulina (Harbour Seal)</p>
004031 Inner Galway Bay SPA	4.4km S	<p>Great Northern Diver (Gavia immer)</p> <p>Cormorant (Phalacrocorax carbo)</p> <p>Grey Heron (Ardea cinerea)</p> <p>Light-bellied Brent Goose (Branta bernicla hrota)</p> <p>Wigeon (Anas penelope)</p> <p>Teal (Anas crecca)</p> <p>Shoveler (Anas clypeata)</p> <p>Red-breasted Merganser (Mergus serrator)</p> <p>Ringed Plover (Charadrius hiaticula)</p> <p>Golden Plover (Pluvialis apricaria)</p> <p>Lapwing (Vanellus vanellus)</p> <p>Dunlin (Calidris alpina)</p> <p>Bar-tailed Godwit (Limosa)</p>

		<p>lapponica)</p> <p>Curlew (<i>Numenius arquata</i>)</p> <p>Redshank (<i>Tringa totanus</i>)</p> <p>Turnstone (<i>Arenaria interpres</i>)</p> <p>Black-headed Gull (<i>Chroicocephalus ridibundus</i>)</p> <p>Common Gull (<i>Larus canus</i>)</p> <p>Sandwich Tern (<i>Sterna sandvicensis</i>)</p> <p>Common Tern (<i>Sterna hirundo</i>)</p> <p>Wetland and Waterbirds</p>
<p>002034 Connemara Bog Complex SAC</p>		<p>Coastal lagoons</p> <p>Reefs</p> <p>Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>)</p> <p>Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i></p> <p>Natural dystrophic lakes and ponds</p> <p>Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation</p> <p>Northern Atlantic wet heaths with <i>Erica tetralix</i></p> <p>European dry heaths</p> <p>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)</p>

		Blanket bogs (* if active bog) Transition mires and quaking bogs Depressions on peat substrates of the Rhynchosporion Alkaline fens Old sessile oak woods with Ilex and Blechnum in the British Isles Euphydrias aurinia (Marsh Fritillary) Salmo salar (Salmon) Lutra lutra (Otter) [Najas flexilis (Slender Naiad)
001312 Ross Lake and Woods SAC	9.6km NW	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. Rhinolophus hipposideros (Lesser Horseshoe Bat)
004142 Creganna Marsh SPA	11.9km SE	Greenland White-fronted Goose (Anser albifrons flavirostris)
001271 Gortnadarragh Limestone Pavement SAC	12.8km NW	Limestone pavements
004181 Connemara Bog Complex SPA	14.3km W	Cormorant (Phalacrocorax carbo) Merlin (Falco columbarius) Golden Plover (Pluvialis apricaria) Common Gull (Larus canus)

7.8.6. There is a direct source-pathway linkage (hydrological) between the development proposal and the Lough Corrib SAC/SPA via a drainage ditch that is to be diverted. It was noted within the Screening Report that this ditch did not hold any flowing surface

water during the field survey and was infilling with vegetation making it unlikely that it supports significant flows throughout the year. Notwithstanding the project design has incorporated measures to prevent pollutants entering this watercourse during or post-construction.

- 7.8.7. There is also potential indirect source-pathway linkage resulting from the underground pumping stations. The Screening Report notes the underground wastewater pumping system proposed for retention is connected to the public sewage system and has a number of back-up measures in place, including back-up pumps, overflow tank and reserve power generation in the event of a malfunction.
- 7.8.8. There is also a potential source-pathway for birds from the Lough Corrib SPA given the close proximity to the proposed development. The Conservation Objective for the SPA is to maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests which are listed in the table above. Having regard to the relatively small scale of the works which is on land of limited ecological value, I do not consider that the proposed development will result in loss of supporting habitat for those Special Conservation Interests listed above.
- 7.8.9. Having regard to the above, I do not consider that any negative impacts on the Lough Corrib SAC/SPA will result from the proposed development.
- 7.8.10. Given the distance to the other Natura 2000 sites identified above, and the lack of direct or indirect source-pathways to the sites, I do not consider that the proposed development will impact on these sites.
- 7.8.11. In conclusion I do not consider there is any identifiable direct or indirect or in combination impacts on any Nature 2000 site from the development as proposed.

Screening Statement and Conclusions

- 7.8.12. In conclusion having regard to the foregoing, it is reasonable to conclude that on the basis of the information on the file, which I consider adequate in order to issue a screening determination, that the proposed development, individually and in combination with other plans or projects would not be likely to have a significant effect on any European Site and a Stage 2 Appropriate Assessment (and submission of a NIS) is not therefore required.

8.0 Recommendation

- 8.1. Having regard to all of the information submitted, including submissions made, and to the assessment above, to relevant planning policy and the Third Party grounds of appeal, and to the responses made and having visited the site, it is considered that the development is acceptable in principle in the context of the existing hotel use, and the driving range and wider golf course usage in the grounds of Glenlo Abbey. It is considered that this proposal would not detract from the character and amenities of the area and would be acceptable on this site. It is therefore recommended that permission be granted subject to the conditions below.

9.0 Reasons and Considerations

Having regard to the scale and nature of the development proposal, it is considered that the proposal, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, would not adversely impact on the setting of the Protected Structures on site, would not result in a traffic hazard and would not adversely impact on any Natura 2000 sites. The proposed development, therefore, would be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 6th day of June 2017 and by the further plans and particulars received by An Bord Pleanála on the 18th day of August, 2017, 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. Prior to the commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing, by the planning authority.

Reason: To ensure an appropriate standard of development.

3. Prior to commencement of development, detailed structural drawings of the wall bounding the walled garden and a construction methodology statement, detailing the methods proposed to part dismantle and re-instate the wall, shall be submitted to and agreed in writing with the planning authority. The methodology statement shall also indicate the means proposed to ensure the protection of the structural stability and fabric of the retained wall. The works should ensure the re-use, where practicably possible, of the existing stonework.

Reason: In the interest of preserving the architectural integrity and heritage value of the retained wall.

4. Prior to commencement of development, and on appointment of a contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including traffic management, hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of orderly development.

5. The site works and building works required to implement the development shall only be carried out between 07.00 hours and 18.00 hours, Monday to Friday and between 08.00 hours and 14.00 hours on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of the surrounding area.

6. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of Irish Water and the planning

authority for such works and services as appropriate.

Reason: In the interest of public health and to ensure a proper standard of development.

7. Prior to the commencement of any works on site, details of all lighting or illumination of any part of the building or site, including direction of illumination and intensity, shall be submitted to, and agreed in writing with, the Planning Authority.

Reason: In the interests of residential amenity.

8. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -

(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,

(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and

(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

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 Bord 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.

Rónán O'Connor
Planning Inspector

27th October 2017