



An
Bord
Pleanála

Inspector's Report ABP-316165-23

Development

Tógáil dhá cheann déag d'fhaighneoga ghlampála só (gach ceann acu féin chuimsitheach) agus tírdhreachú an suíomh a bhaineann le seo. Cuirfear Ráiteas Tionchair Natura (RTN) faoi bhráid an údaráis phleanála leis an iarratas.

Location

Barr an Doire, An Gleann Mór, An Cheathrú Rua, Co. na Gaillimhe.

Planning Authority

Galway County Council

Planning Authority Reg. Ref.

2360008

Applicant(s)

Glann Mor Ceibh Teoranta.

Type of Application

Permission.

Planning Authority Decision

Refuse Permission.

Type of Appeal

First Party versus decision.

Appellant(s)

Glann Mor Ceibh Teoranta.

Observer(s)

None.

Date of Site Inspection

4 May 2024.

Inspector

Stephen Rhys Thomas.

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1.0 Site Location and Description

- 1.1. The site of the proposed development is located approximately 1.5km north-east of the village of Carraroe in west County Galway. There are a number of houses stretching out from Carraroe on the approach to the appeal site. The site is accessed via a minor local road linking to the Regional Road R343, which is the main road linking Carraroe to the R336 and on to Galway City.
- 1.2. The site comprises a plot of land amounting to 0.84 Hectares south of Sruthán Pier and along the coastline of Cashla Bay to the east. The site is mainly composed of disturbed ground, imported rock and heaped topsoil. No construction activity was taking place on the site and the process of vegetation recolonisation has begun. The pier and surrounds are used by pleasure and fishing craft. The wider area is well maintained and road surfaces are well sealed. There are no footpaths in the vicinity of the site or pier.

2.0 Proposed Development

- 2.1. The proposed development of glamping units on a site of 0.840 Hectares comprises:
 - i) The construction of 12 self-contained luxury glamping pods (each 14.8 sqm in floor area) and associated landscaping,
 - ii) The provision of a pedestrian path and boundary fence along the shoreline,
 - iii) The construction of an enclosed playground,
 - iv) Provision of a secondary, emergency, access/egress route from the site,
 - v) Low level tree planting and landscaping throughout the site,
 - vi) Relocation of the approved Tertiary Wastewater Treatment Plant on site (granted under Pl. Ref: 18/1605 and An Bord Pleanála Ref: ABP-309759-21),
 - vii) Revised car parking layout (granted under Pl. Ref: 18/1605 and An Bord Pleanála Ref: ABP-309759-21), including an additional 6 no. car parking spaces and 12 no. bicycle parking spaces,
 - viii) Relocation of the approved tourist orientation and information signage on site (granted previously under Pl. Ref: 21/225),

ix) All associated and ancillary development on the subject site.

A Natura Impact Statement (NIS) was submitted to the planning authority with the application.

*This translation from Irish to English was provided within the applicant's documentation.

3.0 Planning Authority Decision

3.1. Decision

The planning authority refused permission for the following four reasons, detailed in full:

1. Based on submissions received the Roads and Transportation Department have concerns with the proposed internal traffic circulation regime and insofar that the potential exists for further conflicting traffic movements due to restricted vehicle manoeuvrability as demonstrated within the internal road layout of the proposed development which may give rise to a road safety hazard. With consideration to current active PI. Ref. 22/61118 and as per concerns raised in this application which the applicant has failed to demonstrate within this concurrent planning application under PI. Ref. 23/60008, and in the absence of a satisfactory revised site layout with due consideration to DM Standard 28 and DM standard 33, the Roads & Transportation Department has serious concerns that the proposed development would result in an intensification of use of a proposed access where the potential exists for conflicting traffic movements. It is therefore considered that the proposed development would interfere with the safety and free flow of traffic and endanger public safety by reason of traffic hazard, obstruction of road users or otherwise and therefore would be contrary to the proper planning and sustainable development of the area.

2. The subject site is significantly encroaching on an identified coastal flood risk area. Based on the information received with the planning application, and in the

absence of details pertaining to flood risk and taking account of the precautionary principle and sequential approach set out under the Planning System and Flood Risk Management Guidelines (2009), the Planning Authority is not satisfied that the application site, and particularly that of the proposed glamping pods, is not at risk of flooding. If permitted, the proposed development would materially contravene DM Standard 68 of the Galway County Development Plan 2022-2028, would be contrary to Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended) and to the proper planning and sustainable development of the area.

3. Having regard to the provisions of the Galway County Development Plan 2022-2028, and in particular to Policy Objective TI 1*, Policy Objective TI 2 and DM Standard 44 it is considered that the proposed development consisting of 12 no. glamping pods, and in the absence of a timeframe and certainty that the adjacent Heritage Centre is constructed, and in the absence of other amenities and communal areas on site, it is considered that the proposed glamping pods at present are not adequately justified in this rural area in the context of the policy objectives for Tourism development as contained within the Galway County Development Plan 2022-2028. Accordingly, to grant the development as proposed would materially contravene a policy objective and a development management standard contained in the current county development plan and would be contrary to the proper planning and sustainable development of the area.

** I have inserted the numeral 1.*

4. In the absence of any details submitted on file from Irish Water relating to the consent to connect to the public water supply to serve the proposed development, it is considered that the development if permitted as proposed would pose a serious risk to the public health of persons occupying the proposed dwelling house, would be contrary to Policy Objective WS 4 Requirement to Liaise with Irish Water – Water Supply and DM Standard 36 Public Water Supply and Wastewater Collection of the Galway County Development Plan, 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The basis of the planning authority decision includes:

- Site within a coastal flood zone, no FRA submitted with the application.
- The site is within a Coastal Landscape (Special Landscape Sensitivity Class 3), not within any designated view.
- Heritage centre is not yet complete and so the scale of the glamping pods is contrary to Policy Objective RD 1 Rural Enterprises.
- Given the incomplete status of the Heritage Centre application, the internal road layout and potential for intensification of use poses a traffic hazard.
- It is proposed to connect to the permitted wastewater treatment system that has a capacity of 135 PE and with the glamping pods included the requirement will be 126 PE, then pumped to the municipal sewer.
- Landscaping proposals require improvement.
- The glamping pods are contrary to DM Standard 44 in terms of design and visual impact.

In accordance with the Planner's recommendations, permission was refused.

3.2.2. Other Technical Reports

Environment Section – no objections subject to conditions.

Roads – refuse permission, poor internal layout and intensification of use leading to traffic hazard.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

None.

4.0 Planning History

4.1. Site

PA Ref 22/61118 Permission for revisions to layout and position of wastewater treatment system, permitted under ABP-**309759**-21 Order dated 21st April 2023.

PA Ref 21/225 Permission for signage.

PA ref 18/1605 and ABP-**309759**-21 – Permission for a maritime and cultural heritage centre, including boat storage, boat building, display, meeting, office, café and ancillary areas, all of which would be served by a new vehicular access, car and bus parking, a private packaged wastewater treatment system and signage.

5.0 Policy Context

5.1. Development Plan

5.1.1. The Galway County Development Plan 2022 -2028 is the operative statutory plan for the area. An Chathrú Rua is designated as a Small Growth Village. The site is subject to the following designations:

- A Structurally Weak Area.
- Landscape Sensitivity – 3 Special
- Landscape Character Area – Coastal Landscape

5.1.2. The relevant chapters of the Development Plan include:

Chapter 4 Rural Living and Development

Chapter 8: Tourism and Landscape

Chapter 9: Marine and Coastal Management

Chapter 10: Natural Heritage, Biodiversity and Green/Blue Infrastructure

Chapter 13 The Galway Gaeltacht and Islands.

Chapter 15: Development Management Standards

5.2. Natural Heritage Designations

- 5.2.1. The site of the proposed development is located approximately 1.5km east of Kilkierin Bay and Islands SAC (Site Code 002111). A Natural Impact Statement has been submitted with the application.

5.3. EIA Screening

- 5.3.1. Having regard to the nature of the site, the limited nature and scale of development and the absence of any significant environmental sensitivity in the vicinity of the site as well as the criteria set out in Schedule 7 of the PDR's, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. Note Appendix 1

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. A First Party Appeal was submitted to An Bord Pleanála on the 29th March 2023 by the Applicant opposing the Local Authority's decision, the grounds of appeal can be summarised as follows:
- Reason 1 – drawings show that buses, bin lorries and fire tenders can all pass through and service the site safely. Permission has already been permitted for the heritage centre (309759) and all relevant access/egress standards were complied with in that application. In terms of intensification of use, the permitted heritage centre and layout envisages visitor numbers of between 250-300 visitors per day during the peak season and traffic movements would be increased by approximately 5% with the glamping pods. A Mobility Management Plan has been prepared and will assist with measures to encourage sustainable transport modes, an MMP was submitted as further information to the amendment application regarding 22/61118.

- Reason 2 – Additional SuDS measures will be incorporated with the already permitted heritage centre development and surface water from each pod will soak away locally. An FRA and Justification Test has been prepared and concludes that the development will not pose a flood risk to the site or elsewhere and as a precautionary measure each glamping pod finished floor level will be raised 400mm, from 4.7 ODM to 5.1 ODM. A drawing package accompanies the appeal and shows the raised finished floor levels, the visual impact from such an increase will be minimal and negligible. Landscaping is proposed
- Reason 3 – The glamping pod scheme is designed to compliment the heritage centre development at this location. The heritage centre is at an advanced stage of commencement. Taken together, the heritage centre and glamping pods will support tourism development for the area and along the Wild Atlantic Way and this is confirmed by support from Failte Ireland and Údarás na Gaeltachta. The glamping pods will integrate with the permitted layout and avail of those services provided on site, DM Standard 44 will be complied with in terms of layout, design and landscaping.
- Reason 4 - It is proposed to connect to the permitted wastewater treatment system on site then avail of connection to the public sewer system when operational, a connection offer from Uisce Éireann has been submitted. Potable water will be sourced from the public water supply, a connection offer from Uisce Éireann has been submitted.

6.2. Planning Authority Response

None.

6.3. Observations

None.

7.0 Assessment

7.1.1. The main issues in this appeal are those raised in the grounds of appeal, and I am satisfied that no other substantive issues arise. The issue of appropriate assessment also needs to be addressed. The issues can be dealt with under the following headings:

- Principle of Tourism Development
- Roads and Traffic
- Flood Risk
- Water Services
- Other Matters

7.2. Principle of Tourism Development

7.2.1. The Galway County Development Plan 2022 -2028 is the operative statutory plan for the area. An Chathrú Rua is designated as a Small Growth Village and the site is close to this scattered settlement. The coastal landscape in the vicinity is considered to have a sensitivity rating of 3 Special. This is a scenic area and I note that the Wild Atlantic Way passes through the area in the vicinity of the site, in this regard I note the letter of support for the development from Fáilte Ireland.

7.2.2. The proposed development is designed to enhance a permitted tourism based facility with additional overnight accommodation and other amenities. The area of the site has already been infilled with rock material, forming part of the permitted development on these lands. The current development plan supports tourism ventures of the type proposed in this appeal. Chapter 8 of the development plan states that the provision of tourism accommodation such as camping and campsites are essential to enable growth in the tourism sector. There is support for the development of tourism in the county and this is encouraged by the provision of a wide range of tourist accommodation types and restricting development that would be likely to reduce the capacity of the tourism resource, or have a detrimental impact on the local environment. Numerous policy objectives support the type and form of development proposed. However, permission was refused by the planning authority on the basis that the timing of the glamping pods is out of sync with other tourism

related facilities and amenities on the site and in the area. The planning authority raise concerns about the uncertain delivery of the adjacent Heritage Centre and other amenities, and this would mean that the glamping pods cannot be justified on their own and would materially contravene the development plan with respect to tourism related policy objectives. All of these matters form the basis for the third reason for refusal.

- 7.2.3. The applicant explains that the glamping pod scheme is designed to complement the heritage centre development at this location. It is further explained that the heritage centre is at an advanced stage of commencement and together with the proposed glamping pods will support tourism development for the area and along the Wild Atlantic Way. This strategy is confirmed by support from Fáilte Ireland and Údarás na Gaeltachta. At the time of appeal, no decision had issued with respect to a number of amendments to the heritage centre development, PA ref 22/61118 refers. Finally, the applicant explains that the glamping pods will integrate with the permitted layout and avail of those services provided on site, DM Standard 44 will be complied with in terms of layout, design and landscaping.
- 7.2.4. From my observations of the site, I saw no evidence of active construction works on the site, other than the historic importation of material to raise ground levels and prepare a base for permitted development. Since the current appeal was lodged, I note that permission issued from the planning authority in April 2023 to permit amendments to the initial heritage scheme proposal, PA ref 22/61118 refers. These works have yet to commence in earnest, and I detect that the planning authority may have been cautious about permitting the current glamping pods without the heritage centre. As I see it, both developments, heritage centre and glamping pods compliment the other, and in my mind should be carried out in tandem or at least the heritage centre and its attendant services be completed first.
- 7.2.5. According to the drawings submitted as part of the current planning application and with this appeal, the glamping pods are an integral part of the overall scheme. In fact, amendments to the car parking, access and circulation layout, and position of wastewater treatment system all form part of the appeal before the Board. I am satisfied that the principle of glamping pods is entirely satisfactory in the context of development plan policy objectives with respect to tourism. The site is a sensible location to position low impact accommodation next to amenities and services that

will support and promote tourism for the area. In terms of the timing and sequence of events that should progress for this site, I am certain that a carefully worded condition can be attached if permission is granted. In that context, I note that the current proposal is linked to the permitted heritage centre scheme by reference to the relocation of the approved Tertiary Wastewater Treatment Plant on site (granted under Pl. Ref: 18/1605 and An Bord Pleanála Ref: ABP-309759-21). That order was signed on the 31st March 2022 and it is reasonable that the current proposal should be linked to the expiration of ABP-309759-21. In addition, the glamping pods should not be occupied until the satisfactory completion and commissioning of the Tertiary Wastewater Treatment Plant. The sequence and timing of development should accord with a phasing plan to be agreed with the planning authority, so that the planned provision of tourism amenities are provided in advance of the occupation of the proposed glamping pods.

7.3. Roads and Traffic

- 7.3.1. The planning authority have expressed concerns about the internal layout of the proposed scheme and there is a fear that internal manoeuvrability will be hampered and lead to a road safety hazard. The concerns are linked to another live planning application, where similar issues have been raised and apparently not addressed by the applicant. Consequently, the planning authority have erred on the side of caution and refused permission because of the potential adverse traffic outcomes from an intensification of use on the subject site. All of this would lead to an interruption of the free flow of traffic on the public road and lead to a traffic hazard.
- 7.3.2. The applicant explains that the proposed layout shows that buses, bin lorries and fire tenders can all pass through and service the site safely. It is pointed out that permission has already been permitted for the heritage centre (ABP 309759) and all relevant access/egress standards were complied with in that application. The applicant goes on to explain that the permitted heritage centre and layout envisages visitor numbers of between 250-300 visitors per day during the peak season and traffic movements would be increased by approximately 5% with the glamping pods, hardly an intensification of use to warrant refusal. Nevertheless, the applicant has prepared a Mobility Management Plan (MMP) to assist with measures to encourage sustainable transport modes. Incidentally, an MMP was submitted as further

information to the amendment application regarding 22/6118, together with revised layout drawings.

- 7.3.3. I note that the appeal site has a planning history with permitted development that has in part already taken place, the importation of material on to the site. Specifically, I note that permission was granted by the Board on appeal for a Maritime and Cultural Heritage Centre, reference ABP-309759-21 refers. The matter of traffic impact and connectivity to the village of Carraroe was assessed and considered to be acceptable, permission was granted and that development can proceed.
- 7.3.4. The proposal now before the Board is for a larger site to accommodate 12 glamping pods, a playground and amendments and extension to car parking, new internal traffic layout, and a repositioned wastewater treatment plant. I note the drawings prepared by the applicant that demonstrate internal circulation, illustrated by swept path analysis for a variety of service and emergency vehicles and I see no conflict. I note that the entrance from the public road to the site does not change and the visibility splay drawings submitted by the applicant demonstrate this and compliance with DM Standard 28 and 33 of the development plan. I note the applicant's contention that the projected patronage of the glamping pods is small in scale and will likely result in visits to the onsite heritage centre and amenities too. I do not anticipate an unacceptable intensification of use such that a refusal of permission should be considered. In addition, I note the lodgement of an 'amending' planning application to enlarge and rearrange the site, PA ref 22/61118 refers. At the time of appeal, the outcome of that application was not known, but according to the Council's online planning files viewer, permission was granted on the 29th May 2023. Conditions attached to that grant of permission tie back to the 'parent' permission ABP-309759-21 and the layout drawings submitted as further information were accepted. These further information drawings have been submitted with this appeal for information purposes.
- 7.3.5. The glamping pods are a complimentary use associated with the permitted heritage centre and a sensible co-location proposal that would inevitably strengthen the tourism offer along the Wild Atlantic Way. The layout, arrangement of car parking spaces and internal circulation is almost identical to that permitted under PA ref 22/61118, drawings submitted with the current appeal can be viewed in order to

make a comparison. The principal difference is the addition of 12 glamping pods to the east of the site.

- 7.3.6. The planning authority have been cautious in their considerations of anticipated traffic issues at this site and may have unreasonably concentrated on one development happening without the other. Nevertheless, the applicant has prepared an MMP and this is a sensible approach in order to inform tourists of the transport modes on offer when visiting the site and during their stay. There have been two planning applications running at the same time on this site and I am satisfied that the internal layout and car parking provision are broadly the same. The applicant has demonstrated that the internal layout of the site is appropriately designed. I do not anticipate that traffic manoeuvring difficulties within the site, if they should occur at all, would necessarily spill over on to the public road and cause a traffic hazard. Traffic speeds are very low in the vicinity of the site and this is as a consequence of the narrow carriageway width and geometry of the public road in the vicinity. Though some traffic queuing may occur at some peak periods, I note that this is a working pier environment and traffic speeds are naturally calmed. I am satisfied that the addition of 12 glamping pods would not significantly add to traffic volumes in such a way that would impact upon traffic safety in this low traffic speed environment.

7.4. Flood Risk

- 7.4.1. The second reason for refusal to issue from the planning authority is in relation to the likelihood of flood risk and the impact upon the proposed development. It is the absence of information to the contrary on the file that leads the planning authority to conclude that if permission were granted it would materially contravene DM Standard 68 of the development plan and militate against the advice contained in the Planning System and Flood Risk Management Guidelines (2009).
- 7.4.2. The applicant sets out that additional SuDS measures will be incorporated with the already permitted heritage centre development and surface water from each pod will soak away locally. However, a Flood Risk Assessment (FRA) and Justification Test has been prepared and concludes that the development will not pose a flood risk to the site or elsewhere and as a precautionary measure each glamping pod finished floor level will be raised 400mm, from 4.7 ODM to 5.1 ODM. A drawing package accompanies the appeal and shows the raised finished floor levels, it is the

applicant's opinion that the visual impact from such a minor increase will be minimal. Additional landscaping is also proposed to deal with any issues around visual amenity.

7.4.3. The applicant has prepared a Flood Risk Assessment as part of their grounds of appeal, appendix E refers. The source of flooding to the proposed development is from coastal flooding in the form of tidal surge combined with onshore winds. The south eastern portion of the site is most at risk. The FRA notes that mean sea levels relative to Malin Head datum have been amended (Irish Coastal Wave and Water Study 2018, OPW/RPS 2020) and so the appeal site has had an adjustment factor of 0.221 metres above Malin Head datum applied. Highwater levels and mean tidal range have therefore also been adjusted, table 5.1 of the FRA refers. Various other datasets are shown in the FRA in order to provide a recommended design flood tide level. Hence at a 200 year coastal design standard for vulnerable development (such as glamping pods) the recommendation is for 5.1 metres OD Malin. The FRA recommends that the finished floor levels of the pods should be raised from 4.7 metres OD to 5.1 metres OD.

7.4.4. The FRA notes that ground levels have been raised on site, but that the proposed layout would still impinge on flood zones A and B, a justification test is recommended and has been carried out, section 6 of the FRA refers. In line with the Flood Risk Guidelines, table 6.1 of the FRA presents a justification test for development management, taking each item in turn, I summarise and assess as follows:

- Lands have been zoned or otherwise designated for a particular use – the lands are not zoned in the current development plan, but permission exists for a heritage centre on a portion of the overall landholding. The development aligns with various tourism policy objectives outlined in the development plan and is support by Failte Ireland.
- Development has been subjected to FRA and as follows:
 - (i) The development will not increase flood risk elsewhere – the report states that the site has been raised with infill material and more will be required. The result of up to 1,720m³ of infill material will not have any impact on coastal flooding and any displacement that results will be imperceptible. The local wave environment will not be significantly altered given the

position of the site relative to surrounding local fetches from the northeast and to the south. The FRA concludes that the development alone will not increase flood risk, but risks are associated with the timing of tidal and meteorological conditions.

- (ii) Measures to minimise flood risk – the pods will be positioned at 5.1 OD Malin. The coastal walkway amenity space will be set at 3.5 OD Malin and will provide some protection from wave run up.
- (iii) Adequacy of existing flood risk protection measures – there is no reliance on local flood protection measures and the proposed development will not impact upon flood risk. Flood risk to the adjacent public road has been identified and could close traffic for a period of 2 hours during such events. An alternate emergency route to the north east of the site is proposed and will not be prone to flood risk.
- (iv) Achievement of wider planning objectives and in keeping with the streetscape – the proposed development meets tourism policy objectives, and the design of the scheme is in keeping with the current streetscape such as it is.

7.4.5. I note that the planning authority have not submitted a response to the appeal that includes the FRA and Justification test prepared by the applicant and they would not have been in possession of the material at the time of that the decision issued. In hindsight it would have been reasonable for the planning authority to request such an assessment under a further information request, but they did not. Instead, permission was refused on the basis of a lack of information and hence this would materially contravene DM Standard 68 of the Galway County Development Plan 2022-2028. In the first instance I am satisfied that the development plan has not been materially or otherwise contravened, an FRA has now been submitted. I have read the contents of the applicant's FRA and I agree with the outcome of the Justification Test carried out. I note that the site has already been filled with material and more is yet to come, and that the outcome of the completed development will result in imperceptible levels of flooding given the tidal nature of flood risk at this site. I am satisfied that it is acceptable to raise the finished floor levels of the proposed glamping pods to a minimum of 5.1 metres OD Malin and that this will have no

landscape amenity impacts. The FRA concludes that it is acceptable to raise ground levels out of flood risk zones and minimise the risk of flooding to the proposed development. In addition, the proposed development will not perceptively impact flood risk elsewhere given the coastal nature of the site.

- 7.4.6. Lastly, I note that a site-specific Flood Risk Assessment was submitted as part of the permitted Maritime and Cultural Heritage Centre, ABP-309759-21 refers. The application now before the Board seeks to reposition infrastructure within the site, but the same wastewater treatment system is again proposed. I am satisfied that the material submitted as part of this application that dealt with water services and specifically flood risk are adequate and address the matters required by the current development plan and The Planning System and Flood Risk Management Guidelines (2009).

7.5. Water Services

- 7.5.1. The final reason for refusal that the planning authority issued was in relation to the absence of details from Irish Water about consent to connect to the public water supply. This is considered to be a serious public health risk and contrary to Policy Objective WS 4 Requirement to Liaise with Irish Water – Water Supply and DM Standard 36 Public Water Supply and Wastewater Collection of the development plan.
- 7.5.2. Firstly, I note that in the drafting of the final reason for refusal, reference is made to the occupants of the proposed dwelling house and I assume this is simply a clerical error. The current proposal is for glamping pods, the relocation of an approved system and no reference is made to a dwelling house in the documentation that I have seen.
- 7.5.3. The applicant explains the planning history behind the current proposal to add glamping pods to the scheme and rearrange services on the site. The applicant points out that permission has already been granted for an onsite wastewater treatment system in accordance with the relevant standards and the addition of 12 glamping pods can be accommodated. With reference to a potable water supply, an Irish Water Connection Offer dated 15 March 2023 has been submitted with the appeal, appendix D refers.

- 7.5.4. To be clear, refusal reason 4 refers to connection to the public water supply and reference is made to Policy Objective WS 4 Requirement to Liaise with Irish Water – Water Supply and DM Standard 36 Public Water Supply and Wastewater Collection. In terms of potable water supply, I note the Uisce Éireann correspondence that confirms the offer of network(s) connection. The offer notice does not explicitly detail water or wastewater connection, however, the appendices that accompany the letter of offer include reference to water works and wastewater works. The appendices also include various details about connections, payments and a list terms and conditions. In any case, I am satisfied that Uisce Éireann have been liaised with and so Policy Objective WS 4 and DM Standard 36 have been adequately complied with. Lastly, I note a correspondence from the Board, dated 2nd May 2024, on file that mentions a Withdrawal of the Compulsory Order from Uisce Éireann. According to our records the An Cheathrú Rua Treatment Works CPO Irish Water was annulled on the 15th April 2024.
- 7.5.5. The applicant goes on to explain the wastewater servicing requirements of the permitted development and that the accommodation of 12 additional glamping pods is feasible. Whilst I note the information submitted by the applicant, I am not concerned that the particular matter of wastewater was directly referred to in refusal reason four. However, in the interests of completeness, I note that the Coyle Kennedy Consulting Engineers report that accompanies the appeal sets out information with regard to foul water services. The report states that the permitted packaged wastewater treatment system was designed to accommodate a population equivalent of 135 (135PE). The additional glamping pod loadings will equate to 24PE and the permitted heritage centre will require 102PE. The total loading required will amount to 126 PE and this is within the design parameters of the permitted system, 135PE. The report explains that the treated effluent will be to a tertiary standard then pumped to the existing public sewer as permitted under ABP-309759-21. Details of a maintenance contract are enclosed at appendix C of the report.
- 7.5.6. One difference from that originally permitted is the addition of an underground pump chamber and holding tank before effluent is conveyed to the packaged wastewater treatment system. The underground pump chamber and holding tank is sized to provide 24 hour storage in order to further enhance the overall on site system.

7.5.7. According to the material submitted by the applicant, planning authority reports and the details submitted by Uisce Éireann, I am satisfied that the water service requirements of the site can be accommodated by already permitted on site infrastructure. The addition of 12 glamping pods and the relocation within the site of the packaged wastewater treatment system will not alter the servicing requirements of the already permitted development. However, it will be important that both the glamping pods and heritage centre progress at the same time and this can be achieved by an appropriately worded condition.

7.6. Other Matters

7.6.1. I have noted the permitted development of a Maritime and Cultural Heritage Centre on the overall landholding and how the proposed development is a complementary and integral part of that proposal. It is appropriate in the circumstances to ensure that the proposed development of 12 glamping pods remain available for tourism use and so a condition should be attached to ensure that only short term lets are permitted.

8.0 Appropriate Assessment

8.1. Stage 1 – Screening

8.1.1. A Natura Impact Statement (NIS) was submitted with the planning application. The NIS provides a description of the proposed development and identifies European Sites within the possible zone of influence of the development. The NIS is supported by a Drainage Design Report (Foul, Surface Water and Water Main). The appellant's NIS concluded that with mitigation measures, potential significant impacts on European sites can be ruled out.

Site Location

8.1.2. A description of the site is provided briefly in section 1 above and also within the various application and appeal documents. The site is located adjacent to Sruthán Pier in the townland of Barraderry in the Carraroe peninsula of Connemara, between Casla bay and Greatmans bay, approximately 40 kilometres (km) west of Galway city. The site is accessed via regional road R343. The site is approximately 1.6km north-east of the village Carraore.

Proposed Development

- 8.1.3. A detailed description of the proposed development is provided in section 2 above and briefly includes 12 glamping pods, landscaping, footpaths, playground, relocation within the site of a permitted Tertiary Wastewater Treatment Plant, car parking layout and signage.

Relevant European Sites

- 8.1.4. The nearest European sites, including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), comprise the following:

Table 1. Natural Heritage Designations

Site Code	Site Name	Distance	Direction
002111	Kilkieran Bay and Islands SAC	1.6km	east
002034	Connemara Bog Complex SAC	2.8km	west
004181	Connemara Bog Complex SPA	6km	west
000213	Inishmore Island SAC	13.2km	south
004159	Slyne Head to Ardmore Point Islands SPA	13.5km	southwest

- 8.1.5. In determining the zone of influence I have had regard to the nature and scale of the project, the distance from the appeal site to European sites, and any potential pathways that may exist from the appeal site to a European Site. The appeal site is not located within or immediately adjacent to any European site and the project is not necessary to the management of a European site.
- 8.1.6. I do not consider that any other European Sites outside of those listed in table 1 above potentially fall within the zone of influence of the project, having regard to the nature and scale of the development and the distance from the site to same, including the intervening open marine waters, or the lack of an obvious pathway to same from the appeal site.

Table 2. Identification of relevant European Sites using Source-Pathway-Receptor model and compilation of information (Qualifying Interests and Conservation Objectives)

Site Name	Qualifying Interests (QIs) / Special Conservation Interest (SCIs)	Connections	Consider Further
Kilkieran Bay and Islands SAC	<p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Coastal lagoons [1150]</p> <p>Large shallow inlets and bays [1160]</p> <p>Reefs [1170]</p> <p>Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330]</p> <p>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p>Machairs (* in Ireland) [21A0]</p> <p>Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130]</p> <p>Lowland hay meadows (<i>Alopecurus pratensis</i>, <i>Sanguisorba officinalis</i>) [6510]</p> <p><i>Phocoena phocoena</i> (Harbour Porpoise) [1351]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p> <p><i>Phoca vitulina</i> (Harbour Seal) [1365]</p> <p><i>Najas flexilis</i> (Slender Naiad) [1833]</p>	<p>Weak hydrological connections exist through:</p> <p>Surface and waste water ultimately discharging to Casla Bay;</p> <p>Potential for disturbance to ex-situ qualifying interests species (otter).</p>	Yes

<p>Connemara Bog Complex SAC</p>	<p>Coastal lagoons [1150] Reefs [1170] Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130] Natural dystrophic lakes and ponds [3160] Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] European dry heaths [4030] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] Blanket bogs (* if active bog) [7130] Transition mires and quaking bogs [7140] Depressions on peat substrates of the <i>Rhynchosporion</i> [7150] Alkaline fens [7230] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] <i>Euphydryas aurinia</i> (Marsh Fritillary) [1065] <i>Salmo salar</i> (Salmon) [1106] <i>Lutra lutra</i> (Otter) [1355]</p>	<p>No hydrological connection as up-gradient. No potential for disturbance or loss of habitat for QI species, given the nature of the development and the separation distance.</p>	<p>No</p>
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	Najas flexilis (Slender Naiad) [1833]		
Connemara Bog Complex SPA	<p>Cormorant (Phalacrocorax carbo) [A017]</p> <p>Merlin (Falco columbarius) [A098]</p> <p>Golden Plover (Pluvialis apricaria) [A140]</p> <p>Common Gull (Larus canus) [A182]</p> <p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:</p>	<p>No hydrological connection as up-gradient.</p> <p>No potential for disturbance or loss of habitat for QI species, given the nature of the development and the separation distance.</p>	No
Inishmore Island SAC	<p>Coastal lagoons [1150]</p> <p>Reefs [1170]</p> <p>Perennial vegetation of stony banks [1220]</p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</p> <p>Embryonic shifting dunes [2110]</p> <p>Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120]</p> <p>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</p> <p>Dunes with Salix repens ssp. argentea (Salicion arenariae) [2170]</p> <p>Humid dune slacks [2190]</p> <p>Machairs (* in Ireland) [21A0]</p> <p>European dry heaths [4030]</p> <p>Alpine and Boreal heaths [4060]</p>	<p>Weak hydrological connection only across open and exposed marine waters.</p> <p>Surface and waste water ultimately discharging to Casla Bay.</p>	No

	<p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210]</p> <p>Lowland hay meadows (Alopecurus pratensis, Sanguisorba officinalis) [6510]</p> <p>Limestone pavements [8240]</p> <p>Submerged or partially submerged sea caves [8330]</p> <p>Vertigo angustior (Narrow-mouthed Whorl Snail) [1014]</p> <p>Phocoena phocoena (Harbour Porpoise) [1351]</p>		
<p>Slyne Head to Ardmore Point Islands SPA</p>	<p>Barnacle Goose (Branta leucopsis) [A045]</p> <p>Sandwich Tern (Sterna sandvicensis) [A191]</p> <p>Arctic Tern (Sterna paradisaea) [A194]</p> <p>Little Tern (Sterna albifrons) [A195]</p> <p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.</p>	<p>Weak hydrological connection only across open and exposed marine waters.</p> <p>Surface and waste water ultimately discharging to Casla Bay;</p> <p>No potential for disturbance or loss of habitat for QI species, given the nature of the development and the separation distance.</p>	<p>No</p>

Direct, Indirect or Secondary Impacts

- 8.1.7. The potential direct, indirect and secondary impacts that could arise as a result of the proposed works and which could have a negative effect on the qualifying interests of European sites, include the following:

- Construction Phase – demolition, surface water runoff, disturbance and emissions, including dust, lighting, noise and vibration;
- Operation Phase – disturbance, surface water runoff and emissions to water.

Assessment of Likely Significant Effects

Construction Phase

- 8.1.8. I have had regard to the information submitted with the application, that includes the specifications of the glamping pods to be installed on site upon concrete footings with individual soakaways. The glamping pods will be connected to an onsite wastewater treatment plant and then to the municipal wastewater system. I note a Construction and Environmental Management Plan (CEMP) is referred to in the planning documentation. But I cannot find a CEMP anywhere in the digital file or hard copy file I have to hand, nor is a CEMP listed on the Council's online planning files viewer. I cannot with certainty ascertain if the project construction and demolition pollution sources would be controlled through the use of normal best practice site management, but it is usual that this would be the case.
- 8.1.9. In general, demolition and construction management measures are typical and well-proven construction and demolition methods and would be expected by any competent developer whether or not they were explicitly required by the terms and conditions of a planning permission. While some construction phase measures outlined in the NIS are considered by the appellant to be mitigation measures for the purposes of AA (section 6 refers), I am satisfied that such measures, including the erection of silt fencing to address the risk of sediment entering the sea would conform to normal best construction practice, including in any given waterside location. I also note that the immediate coastal waters are not part of a European site. Despite no evidence of otter activity during dedicated surveys on the 14th of September 2022, construction phase mitigation measures specifically proposed to address the coastal location used by otters identified as potentially being qualifying interest species for Kilkieran Bay and Islands SAC are noted. It is a conservation objective to restore the favourable conservation condition of otter in Kilkieran Bay and Islands SAC. With the exception of Kilkieran Bay and Islands SAC, I am satisfied that the potential for likely significant effects on the qualifying interests of

the other European sites listed above from the construction phase of the proposed development can be excluded given the considerable intervening distances, and the volume of open exposed marine waters separating the appeal site from the other European sites.

- 8.1.10. In the event that the pollution control measures were not implemented or failed during the construction phase, I remain satisfied that the potential for likely significant effects on the qualifying interests of European sites in Galway Bay can be excluded given the distant hydrological connection, the nature and scale of the development and the distance and volume of water separating the application site from European sites in Galway Bay (dilution factor).
- 8.1.11. I note the precautionary principle applied in the NIS with regard to otter, and that survey details provided with the appellant's NIS do not highlight qualifying interest species or other species associated with the conservation objectives of neighbouring European sites potentially using the site or its immediately adjoining area.

Operational Phase

- 8.1.12. During the operational stage channelled surface water from the site would be discharged to a soakpit after passing through a fuel interceptor.
- 8.1.13. Wastewater would be treated by a private WWTP facility located on site, which would have a wastewater output with parameters compliant with the Urban Waste Water Treatment Regulations, 2001.
- 8.1.14. In the event that the pollution control and surface water treatment measures were not implemented or failed, I remain satisfied that the potential for likely significant effects on the qualifying interests of European sites in Galway Bay can be excluded given the distant and interrupted hydrological connection, the nature and scale of the development and the distance and volume of water separating the application site from European sites in Galway Bay (dilution factor).
- 8.1.15. On the basis of the foregoing, I conclude that the operation phase of the proposed development would not impact the overall water quality status of Casla Bay and that there is no possibility of the proposed development undermining the conservation objectives of any of the qualifying interests or special conservation interests of

European sites in or associated with Galway Bay via surface water runoff and emissions to water.

- 8.1.16. The appellant's mitigation measures also refer to the use of warm colour temperature (3000K) lighting with motion sensitivity to avert impacts on otter associated with Kilkieran Bay and Islands SAC.

In-combination Impacts

- 8.1.17. The appellant's NIS refers to potential in-combination impacts with other permitted developments and land uses in the area. In-combination impacts are not considered to arise given the location of the development alongside an existing working pier. I am satisfied that there are no projects which can act in combination with the development that could give rise to significant effects to European sites within the zone of influence.

Stage 1 AA Screening - Conclusion

- 8.1.18. The proposed development was considered in light of the requirements of Section 177U of the Planning and Development Act 2000 as amended. Having carried out Screening for Appropriate Assessment of the project, it has been concluded that the project individually could have a significant effect on Kilkieran Bay and Islands SAC (Site Code: 0002111), in view of the sites' Conservation Objectives, and an Appropriate Assessment is therefore required.
- 8.1.19. 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, either individually or in combination with other plans or projects, would not be likely to have a significant effect on Connemara Bog Complex SAC (Site Code: 002034), Connemara Bog Complex SPA (Site Code: 004181), Inishmore Island SAC (Site Code: 000213) and Slyne Head to Ardmore Point Islands SPA (Site Code: 004159), or any other European sites, given the absence of a pathway between Connemara Bog Complex SAC and Connemara Bog Complex SPA and the appeal site and the separation distances across open exposed marine waters to Inishmore Island SAC and Slyne Head to Ardmore Point Islands SPA, as well as the separation distances to other European sites. In reaching this conclusion, with the exception of Kilkieran Bay and Islands SAC, I took no account of mitigation

measures intended to avoid or reduce the potentially harmful effects of the project on European Sites.

8.2. Stage 2 - Appropriate Assessment

- 8.2.1. The following is a summary of the objective scientific assessment of the implications of the project on the qualifying interest features of Kilkieran Bay and Islands SAC using the best scientific knowledge in the field. All aspects of the project that could result in significant effects are assessed and mitigation measures designed to avoid or reduce any adverse effects are both considered and assessed.

Test of Effects & Mitigation Measures

- 8.2.2. As the site of the proposed development is at a remove from Kilkieran Bay and Islands SAC, no direct effects would occur. In terms of indirect effects the key element is the potential loss or disturbance of otter species during construction and operation phases.
- 8.2.3. An dedicated otter survey was carried out by on the 14th of September 2022 by Neansaí O'Donovan (BSc.) in accordance with the relevant guidelines. A search was carried out along the coastline and suitable otter habitats within 150m of the development site. The survey included a search for holts, couches, slides, spraints, prints and feeding remains. No evidence of otter was found although the coastline offers suitable foraging habitat. Otters, including those possibly forming part of the population of qualifying interest species for Kilkieran Bay and Islands SAC, are known to use the neighbouring intertidal area of the coastline for foraging purposes. The proposed development would not impact directly on known otter foraging areas within the coastal zone and it would not be likely to substantially increase disturbance given the site context alongside an existing working pier. Final lighting proposals for the development can be designed to address any sensitivities for otter, including use of motion sensors. I am satisfied that, the application of standard measures outlined in section 6.1.2.1 of the NIS, as well as the prescribed motion-sensitive external lighting, based on the information available, the proposed development would not have likely significant effects on otter.
- 8.2.4. The evidence available provides certainty that the project would not result in pollution of water or significant adverse impacts for qualifying interest species, and it can be concluded that the proposed development would not be likely to have significant

adverse impacts on Kilkieran Bay and Islands SAC, in view of the sites' conservation objectives.

- 8.2.5. I am therefore satisfied that the development would not cause changes to the key indicators of conservation value, including otter populations, hence there is no potential for any adverse impacts to occur on either the habitat or the species associated with Kilkieran Bay and Islands SAC (Site Code: 0002111).

In-combination Effects

- 8.2.6. Having regard to the foregoing, I consider that in-combination effects are not likely to arise for Kilkieran Bay and Islands SAC.

Appropriate Assessment – Conclusion

- 8.2.7. The possibility of significant effects on all European sites has been excluded on the basis of objective information provided with the application, including the Natura Impact Statement, which I consider adequate in order to carry out a Stage 2 Appropriate Assessment, and the assessment carried out above. I am satisfied that the proposed development, individually or in combination with other plans or projects would not adversely affect the integrity of Kilkieran Bay and Islands SAC (Site Code: 0002111), or any other European site, in view of the site's Conservation Objectives.

9.0 Recommendation

- 9.1. Having regard to the above assessment, and based on the following reasons and considerations, it is recommended that permission be granted subject to conditions.

10.0 Reasons and Considerations

Having regard to the pattern of development in the vicinity and the policy objectives of the Galway County Development Plan 2022 -2028 specifically policy objectives TI 1 Tourist Infrastructure, TI 2 Visitor Accommodation, and DM Standard 44: Camping and Caravan Sites, and the scale and nature of the proposed development and permitted development, it is considered that the proposed development would not seriously injure the amenities of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic and pedestrian safety and

visual amenity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and by the further particulars received by An Bord Pleanála on the 29th day of March 2023, 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 31st day of March 2022 under appeal reference number PL07.309759 (planning register reference number 181605), and any agreements entered thereunder. The permission the subject of this order shall expire on the 31st day of March 2027.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The development shall be carried out on a phased basis, in accordance with a phasing scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any development. No glamping pods shall be occupied in advance of the completion of the Maritime and Cultural Heritage Centre.

Reason: To ensure the timely provision of services, for the benefit of the occupants of the proposed tourism accommodation.

4. The mitigation measures set out in Section 6 of the Natura Impact Statement submitted with the application shall be carried out in full, except where otherwise required by conditions attached to this permission.

Reason: To protect the environment.

5. All ecological avoidance measures shall be implemented in full and carried out in accordance with best ecological practice in consultation with statutory agencies (if necessary).

An ecologist shall be appointed to advise on any works, such that they will be carried out in accordance with best practice guidance. All mitigation measures will be undertaken in consultation with statutory bodies as required. The measures shall have regard to an ecological survey carried out prior to the commencement of the development in order to update baseline information of other species.

A site-specific plan for the prevention of importing invasive alien species onto the site shall be prepared and implemented throughout the carrying out of the development.

A report on the implementation of ecological measures shall be submitted to the Planning Authority upon first operation of the development.

Reason: To adequately protect the biodiversity of the area.

6. Before development commences, the applicant shall enter into a legal agreement with the Planning Authority specifying that the entire development, consisting of 12 glamping pods, shoreline pathways, playground, emergency access route, Tertiary Wastewater Treatment Plant and parking on the site that this permission refers to, shall be held in single ownership and shall not be subdivided, and the glamping pods shall be available for short term holiday letting only, for maximum duration of 4 weeks. This agreement shall be registered as a burden against this site in the Land Registry within three months of the date of first occupation of the proposed development.

Reason: In the interests of proper planning and development of the area

7. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development. This scheme shall include the following:-

- (a) details of all proposed hard surface finishes within the development;
- (b) proposed locations of marine tolerant trees and other landscape planting in the development, including details of proposed screening to the private packaged wastewater treatment plant;
- (c) details of proposed boundary treatments, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of the visual amenities of the area.

8. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Uisce Éireann.

Reason: In the interest of public health.

9. (a) The proposed packaged wastewater treatment system shall be located, constructed and maintained in accordance with the details submitted to An Bord Pleanála on the 29th day of March 2023, and in accordance with the requirements of the document entitled 'Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels' prepared by the Environmental Protection Agency in 1999. Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) Within three months of the first occupation of the centre, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proposed packaged wastewater treatment plant has been installed and commissioned in accordance with the approved details and is

working in a satisfactory manner in accordance with the standards set out in the EPA Manual and with wastewaters not exceeding a chemical oxygen demand of 125mg/l.

(c) The development shall include for a connection to the wastewater network fronting the site to enable a future connection to be made upon commissioning of the municipal sewerage treatment plant for the area, and the decommissioning and removal of the proposed packaged wastewater treatment plant within 3 months of connecting to a treated wastewater treatment network.

Reason: In the interest of public health and the protection of the environment.

10. Entrance radii, road access and junction arrangements, shall comply with the requirements of the Planning Authority for such works and services.

Reason: In the interest of traffic safety.

11. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall address ecological requirements with respect to otter and shall be provided prior to the making available for occupation of the maritime and cultural heritage centre.

Reason: In the interests of amenity, biodiversity and public safety.

12. Details of the materials, colours and textures of all the external finishes to the proposed extensions shall be as submitted with the application, unless otherwise agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

13. Drainage arrangements including 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 a detailed surface water design proposal that incorporates an

element of Sustainable Urban Drainage System measures if feasible, such a report and/or drawings shall be submitted to the planning authority for written agreement.

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

14. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials 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.

15. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

16. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

(a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;

- (b) Location of areas for construction site offices and staff facilities;
- (c) Details of site security fencing and hoardings;
- (d) Details of on-site car parking facilities for site workers during the course of construction;
- (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
- (f) Measures to obviate queuing of construction traffic on the adjoining road network;
- (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) Provision of parking for existing properties in the vicinity during the construction period;
- (j) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (k) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety.

17. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Saturdays inclusive, 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.

18. 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Stephen Rhys Thomas
Senior Planning Inspector

10 May 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-316165-23			
Proposed Development Summary	12 glamping pods on a site of 0.84 Hectares.			
Development Address	Barr an Doire, An Gleann Mór, An Cheathrú Rua, Co. na Gaillimhe.			
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	✓	
		No	No further action required	
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?				
Yes			EIA Mandatory EIAR required	
No	✓		Proceed to Q.3	
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?				
		Threshold	Comment (if relevant)	Conclusion
No	✓	10. Infrastructure projects, (b) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.	This is an urban development outside of the business district and broadly within the urban area of Carraroe, the site amounts	No EIAR or Preliminary Examination required

			to less than 20 Hectares, and the scale of development falls well below the threshold set out in the column over.	
Yes				Proceed to Q.4

4. Has Schedule 7A information been submitted?		
No	N/A	
Yes	N/A	

Inspector: _____

Date: _____