

LOCAL GOVERNMENT (Planning & Development) Act 2000 - 2010**DECISION under SECTION 34 of the ACT of 2000**

Ref No. in Planning Register: 24/61484

Date of Receipt of Application: 04/11/2024

Milltown Housing Association Ltd
c/o Sean Maloney
Unit 46, N17 Business Park
Galway Road,
Tuam, Co. Galway
H54 CY62

I hereby give you NOTICE that the Galway County Council has by order dated 17 FEB 2025

granted PERMISSION

to the above named, for development of land, in accordance with documents lodged, namely:

to carry out alterations to the existing community care centre which will involve the creation of an apartment in part of the community care centre, full planning permission also sought for the construction of a new dwelling house and all ancillary site works. Gross floor space of proposed works: 115 sqm (H) **in the townland of Cartron**

and subject to the condition(s) set out in the schedule hereto.

Main reasons and considerations on which the decision is based:-

The proposed development has been assessed, within the restrictions imposed by the principles of proper planning and sustainable development and having regard to the policy objectives of Galway County Council as set out in the 2022 - 2028 County Development Plan. Based on this assessment it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and with the provisions of the Development Plan.

Signed this 17th day of February 2025 on behalf of Galway County Council

E. Keaveney
pp COUNTY SECRETARY

**SEE ATTACHED SCHEDULE
(CONDITION NO.'S 7)**

Please see attached sheet for important Notice

Schedule Referred To - Planning Reference No. 24/61484

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application received by the Planning Authority on the 4th of November 2024, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. This permission relates solely to that as advertised under the public notices of the planning application.

Reason: In the interest of clarity.

3. Prior to the commencement of development the applicant shall enter into a Connection Agreement with Irish Water in respect to the water supply and wastewater to serve the development.

Reason: In the interest of public health.

4. (a) All surface water generated by the development shall be disposed of within the site and shall not be discharged onto the road or the adjoining property.

(b) Only clean uncontaminated storm water shall be discharged to soakaway system or surface waters.

(c) The development shall not impair existing land or road drainage.

Reason: In the interests of proper planning and development.

5. Electricity, telecom, cable t.v. and other services shall be laid underground, where possible.

Reason: In the interest of visual amenity and proper planning and development.

6. (a) The proposed windows shall be of powder coated aluminum or timber framed or non white uPVC, unless otherwise agreed in writing with the Planning Authority.

(b) The external doors shall be of timber construction, unless otherwise agreed in writing with the Planning Authority.

(c) The proposed dwelling house shall have a nap plaster/render finish only, unless otherwise agreed in writing with the Planning Authority.

(d) The colour of the roof slates shall be blue/black.

(e) The colour of the soffit/fascia & rainwater goods shall be dark in colour.

Reason: In the interest of visual amenity.

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7. (a) Site development and building works shall be carried out only between the hours of 08.00 to 18.00 Mondays to Fridays inclusive, between 09.00 hours to 13.00 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

(b) All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: In order to safeguard the residential amenities of property in the vicinity and in the interest of road safety and the protection of the environment.

Outline Planning Permission

An Outline Permission is granted in principle for development of land subject to a subsequent application for Permission Consequent. Development shall not commence until Permission/Permission Consequent has been obtained.

Permission Consequent

Where Outline Permission is granted any subsequent application for permission must be made not later than 3 years beginning on the date of Grant.

Permission

The Local Government Planning & Development Act 2000 - 2010 imposes limitations on the duration of a planning permission in cases where a development (a) has been commenced (b) having been commenced has not been completed.

A grant of permission shall, on expiration of the period of 5 years beginning on the date of such grant, cease to have effect as regards.

(a) In case the development to which the permission relates is not commenced during that period, the entire development and

(b) In case the development is commenced during that period, so much thereof as is not completed within that period.

The Building Regulations 1997 (as amended) set out the requirements to be observed in the design and construction of buildings after 1 July 1998 and will apply to new buildings and to extensions, material alterations and certain changes of use of existing buildings subject to the exemptions as set out in the Regulations.

The Building Regulations 1997 (as amended) also places an obligation to provide facilities for people with disabilities in buildings including dwellinghouses. Please refer to of Technical Guidance Document M of Building Regulations 2022.

The Building Control Regulations 1997 (as amended) provide for

- (a) Submission of a “Commencement Notice” via the online Building Control Management System (BCMS) not less than 14 days or more than 28 days before works commence on buildings and a fee of €30 per building will apply.
- (b) An obligation to apply for and obtain a “Fire Safety Certificate” before works commence on buildings (including flats but excluding dwellinghouses) or before an extension, material alteration or material change of use takes place to such buildings.

In accordance with the Building Control Regulations 1997 (as amended), you are obliged to submit a **Commencement Notice** prior to commencement of the development and it must be received by the Building Control Authority (BCA) not less than 14 days and not more than 28 days before you wish to commence. A failure to submit a Commencement Notice is an offense.

Apply online through the Building Control Management System (BCMS):

<https://nbco.localgov.ie/en/user/?destination=bcms/dashboard>

Please note depending on your development, you may be required to submit an application for a **Fire Safety Certificate (FSC)** or **/Disability Access Certificate (DAC)** in compliance with the requirements of Part B & Part M of the Building Regulations 1997 (as amended).

Apply online through the Building Control Management System (BCMS):

<https://nbco.localgov.ie/en/user/?destination=bcms/dashboard>

If required, a Fire Safety Certificate must be obtained before any works are commenced on site. For FSC enquiries, the following contact details apply:

- Contact number: 091 509070.
- Email address: fireservices@galwaycoco.ie

Please note that all construction and demolition waste must be removed by a person holding a waste collection permit pursuant to the provisions of the Waste Management Acts 1996 – 2011 and the Waste Management (Collection Permit) (Amendment) Regulations 2008.