



Board Direction

Ref: 07.247726

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th, April 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

Reasons and Considerations

Having regard to the established residential use on the site, it is considered that subject to compliance with the conditions set out below, the retention of the development as proposed would not increase the risk of flooding on the site, would be acceptable in terms of traffic safety and convenience and would not detract from residential and visual amenities of the area would not materially contravene the policies and provisions of the Galway County Development Plan 2015-2021 and would be in accordance with the proper planning and sustainable development of the area.

The Board noted the contents and conclusions of the Stage 1 Appropriate Assessment Screening submitted with the application. The Board concluded that, on the basis of the information submitted, which it considered to be adequate in order to complete a screening determination, the proposed development, individually or in combination with other plans and projects, would not be likely to have significant effect on the Galway Bay Complex SAC (Site Code 000268) or the Inner Galway Bay SPA (Site Code: 004031) or any other European Site, in view of the sites' conservation objectives and that, therefore, a Stage 2 Appropriate Assessment and the submission of a Natura Impact Assessment was not required.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 24th day of October 2016, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interests of clarity.

- 2 The garage shall be used solely for purposes incidental to the enjoyment of the dwelling house and shall not be used for commercial or industrial purposes or for human habitation

Reason: In the interest of residential amenity.

- 3 (a) The proposed effluent treatment system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on 24th October 2016, and in accordance with the requirements of the document "Wastewater Treatment and Disposal Systems Serving Single House (EPA Code of Practice 2009). Arrangements in relation to the ongoing maintenance of the system shall be submitted to and agreed in writing with the planning authority within one month of the date of this order.

- (b) treated effluent shall be discharged to a raised percolation area constructed from imported fill with a suitable T value and depth to ensure adequate attenuation of the effluent prior to discharge to ground. The percolation area shall be provided in accordance with the requirements of the Wastewater Treatment and Disposal Systems Serving Single House (EPA Code of Practice 2009).

- (c) Within three months of the commissioning into use of the effluent treatment system, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards sets out in the EPA manual.

Reason: In the interests of public health.

Board Member: _____ Date: 24th, April 2017
Paddy Keogh

