



An
Bord
Pleanála

Board Direction
PL07.249082

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th February 2018.

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

Reasons and Considerations

Having regard to the provisions of the Galway Development Plan 2015 to 2021, and to the nature, and scale of the development proposed for retention, it is considered that subject to compliance with the following conditions, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity or give rise to a traffic hazard. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, 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 retained and

completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

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

3. The following wastewater treatment requirements shall be complied with:

- (a) Within three months of the date of this order, and prior to the commencement of development required under this condition, the developer shall submit to, and agree in writing with, a Site Characterisation Report along with detailed proposals for a wastewater treatment system. The design of the system should be based on the results of the site assessment and in accordance with the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009."

- (b) Within 6 months of the date of this order, the wastewater treatment facility shall be located, constructed and maintained in accordance with the details submitted to and agreed with the planning authority and in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009." No system other than the type proposed and agreed with the planning authority in response to (a) above shall be installed unless agreed in writing with the planning authority.

- (c) Certification by the system manufacturer that the system has been properly installed shall be submitted to the planning authority within four weeks of the installation of the system.

- (d) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of five years, and thereafter shall be kept in place

at all times. Signed and dated copies of the contract shall be submitted to, and agreed in writing with, the planning authority within four weeks of the installation.

- (e) Surface water soakways shall be located such that the drainage from the dwelling and paved areas of the site shall be diverted away from the location of the wastewater treatment system.
- (f) The developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the wastewater treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner and constructed in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

Board Member

Date: 8th February 2018

John Connolly