



An
Bord
Pleanála

Board Direction
BD-001265-18
ABP-301048-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2018.

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

The proposed development of a two storey dwelling, would subject to the following conditions, provide necessary accommodation for members of this rural community, would not unduly impact on the residential amenities of adjoining residential property, would comply with the Galway County Development Plan and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of development, a landscaping scheme, using only species native to this area, shall be submitted to and agreed in writing with the planning authority and the planting shall be carried out in accordance with the agreed scheme in the first planting season following occupation of the dwelling. The landscaping scheme shall include a cross section through the site detailing a satisfactory gradient in the vicinity of the western site boundary; details of the front, roadside boundary and the roadside parking area.

Reason: In the interests of visual amenity.

3. 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 work practices and environmental controls for the development, including hours of working, site management and the management of surface water run-off.

Reason: In the interests of environmental protection and amenity.

4. a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to 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. 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 dwelling, 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 set out in the EPA document.

Reason: In the interest of public health.

5. a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent pollution.

6. ABP Standard Section 48 Financial Contribution condition.

Plus,

Standard ABP occupancy condition

Standard ABP Finishes condition -Add at end 'Roof colour shall be blue black or slate grey only (including ridge tiles)

Plus

PA condition number 6.

Board Member

Date: 04/10/2018

Terry Ó Niadh