

An
Bord
Pleanála

Board Direction
BD-014411-23
ABP-314303-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2023.

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

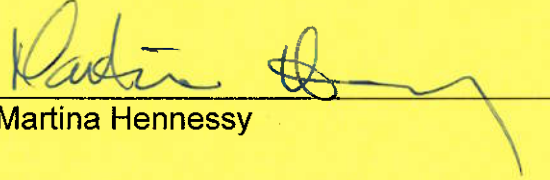
Having regard to the provisions of the Galway County Development Plan 2022-2028 and to the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not be prejudicial to public health, and would be acceptable in terms of traffic safety. The Board considered that the proposed development would not materially contravene the Galway County Development Plan 2022-2028 and would be in accordance with relevant provisions regarding wastewater treatment. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	The development shall be carried out and completed 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
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	<p>developer shall agree such details with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>(a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details received as part of the appeal on the 8th August 2022, and in accordance with the requirements of the document entitled "Code of Practice – Domestic Waste Water Treatment Systems (p.e. ≤ 10)" – Environmental Protection Agency, 2021. 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.</p> <p>(b) Within three months of this grant of permission, 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.</p> <p>Reason: In the interest of public health.</p>
3.	<p>Prior to commencement of development, the developer shall agree in writing with the Planning Authority, details for the decommissioning/removal of existing septic tank from the site.</p> <p>Reason: In the interest of public health.</p>
4.	<p>Prior to commencement of development, the developer shall agree in writing with the Planning Authority, drainage details for the area of car parking. The car parking area shall incorporate the principles of Sustainable Urban Drainage Systems (SuDS) into its design.</p> <p>Reason: In the interest of public health.</p>

Board Member


Martina Hennessy

Date: 01/11/2023

