

An
Coimisiún
Pleanála

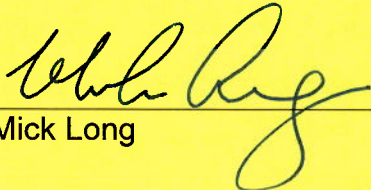
Direction
CD-020453-25
ABP-322524-25

The submissions on this file and the Inspector's report were considered at a meeting held on 08/08/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:


Mick Long

Date: 08/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1) Having regard to the scale, design and layout of the proposed development it is considered that the structure is presently designed for the provision of living accommodation and is over-scaled to be considered as ancillary to, or incidental to the enjoyment of, the host dwelling. Accordingly, having regard to the description of the proposed development submitted with this appeal and the actual structure as currently configured, it is considered that to permit the proposed development would be contrary to the proper planning and sustainable development of the area.

2) The Commission is not satisfied that the structure for which retention permission is sought is connected to an effluent treatment plant that has the benefit of planning

permission and therefore the suitability of the site for the said existing treatment system has not been determined. The Commission cannot be satisfied that the development to be retained is compliant with Development Management Standard DM Standard 38: Effluent Treatment Plants in the Galway County Development Plan, 2022-2028 which requires compliance with the EPA Wastewater Treatment Manuals and is therefore prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

3) The water supply serving the structure for which retention permission is sought has been achieved by means of modifying the water connection serving the parent dwelling. It is a requirement of Policy Objective WS 4 and Development Management Standard 36 of the Galway County Development Plan 2022- 2028 to Liaise with Uisce Eireann where a new or modified connection to public water supply is required. In the absence of any evidence of liaison with Uisce Eireann, the proposed development would be contrary to the said provisions of the County Galway Development Plan 2022-2028, would be prejudicial to the health of those persons using the structure, and would thereby be contrary to the proper planning and sustainable development of the area.