

An
Coimisiún
Pleanála

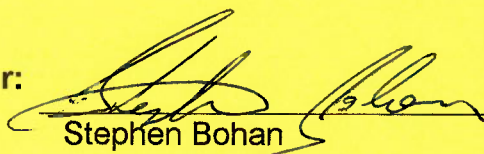
Direction
CD-021346-25
ACP-323370-25

The submissions on this file and the Inspector's report were considered at a meeting held on 19/11/2025.

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

Planning

Commissioner:


Stephen Bohan

Date: 19/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The development which is seeking permission for the construction of a single storey extension to the rear of the existing dwelling, a new wastewater treatment plan and relocation of the garden shed, complies with the provisions of the Galway County Development Plan 2022-2028. It is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with the surrounding area, would not be visually detrimental to the area, would not impact negatively upon the current levels of residential amenity enjoyed at this

location. 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 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. The dwelling and extension combined shall be fully integrated and used as a single dwelling unit. The development shall not be subdivided, let, or sold separately.

Reason: In the interest of proper planning and sustainable development.

3.
 - (a) The external wall finishes of the proposed extension shall be on smooth nap plaster, as indicated in the received elevations drawings and as requested hereby.
 - (b) The proposed windows shall be of powder coated aluminium and/or timber framed and/or selected/extruded non-white uPVC.
 - (c) The roof finish shall be of slates/tiles on dark colour that will match the finish of the existing dwelling house with regard to texture and colour.
 - (d) The colour of the soffit/fascia and any rainwater goods shall match the colour of the adjoining walls.

Reason: In the interest of visual and residential amenity and good design principles.

4.

(a) The sight distance triangle shall be maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required and all roadside improvements for sight lines shall be carried out, completed, and maintained in accordance with the drawings and particulars submitted to the planning authority.

(b) The public road shall be maintained free from dirt and debris during the construction stage of the proposed development; all necessary measures shall be undertaken by the developer to prevent spillage or deposit of clay, rubble, or other debris on adjoining lands during the course of the works.

Reason: In the interests of public and road safety and proper planning and development.

5. The domestic shed shall not be used for habitable or commercial purposes or any other purpose other than that incidental to the enjoyment of the dwellinghouse.

Reason: In the interest of orderly development.

6. Any in-situ hedgerow and/or trees bounding the site, shall be retained, except for the provision of the required development works.

Reason: In the interest of protecting the biodiversity and the visual amenity of the area.

7. The development shall be served by water supplied by Gallagher Group Water Scheme.

Reason: In the interest of protecting public health.

8. 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 public health.

9.

- (a) The development shall be served by the proposed wastewater treatment system which shall be located, constructed and maintained in accordance with the plans/particulars received by the planning authority on the 27th day of May, 2025 and shall be in accordance with the requirements of the document "Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) Environmental Protection Agency 2021. Any change to an equivalent and equal system shall be agreed in writing with the planning authority prior to works being started and the system being installed and shall be in accordance with the "Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) Environmental Protection Agency 2021.
- (b) The existing septic tank and percolation area on site shall be decommissioned, removed and appropriately disposed of no later than one month of the completion of the new proposed wastewater treatment system as per point (a) above and no other system shall be installed unless agreed in writing with the planning authority.
- (c) The proposed polishing filter/ treatment area shall maintain a minimum separation distance of 10 metres from any dwelling, existing or proposed land drain, third party effluent treatment system or watercourse.
- (d) Immediately following installation of the treatment system, including the polishing filter/ treatment area, the developer shall submit to the planning authority a report from a suitably qualified person, with professional indemnity insurance, certifying that the effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner and that the infiltration/treatment area is constructed in accordance with the standards set out in the Environmental Protection

Agency's Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) Environmental Protection Agency 2021 and associated groundwater protection response.

- (e) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of three years from the first occupancy of the house and shall be kept in place at all times. Signed and dated copies of the contract shall be made available to the planning authority on request.
- (f) Any soil/fill material being imported on site must be free of invasive species such as Japanese Knotweed, Ragwort, Gunnera and Rhododendron.

Reason: In the interest of public health.

- 10. Electricity, Telecom, Cable T.V. and other services shall be laid underground, where possible.

Reason: In the interest of visual amenity and proper planning and development.

- 11. Site development and building works shall be carried out between the hours of 07:00 to 19:00 Mondays to Fridays inclusive, between 08:00 to 14:00 hours on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

- 12. All spoil (e.g., inert soil etc.) arising on the site shall be re-use/recycled (where feasible) and/or appropriately disposed of at a suitably licensed waste disposal facility. In any case, no such wastes shall be stored on the site following the completion of construction.

Reason: To minimise the visual impact of the development and to prevent dumping in unauthorised locations.

[**Note:** In respect to the proposed wastewater treatment system the Commission considered the totality of the documentation submitted with the planning application

and the appeal, including the Site Characterisation Form submitted by the applicant, and concluded that the proposed wastewater treatment system would be an improvement on the existing system, and would be in accordance with the proper planning and sustainable development of the area.]