

Board Order PL 07.247694

Planning and Development Acts 2000 to 2016

Planning Authority: Galway County Council

Planning Register Reference Number: 16/90

Appeal by Rosemary MacDonnell care of Reid Associates of 2 Connaught Place, Crofton Road, DunLaoghaire, County Dublin and by Noreen Wallace care of McCarthy Keville O'Sullivan of Block 1, G.F.S.C., Moneenageisha Road, Galway against the decision made on the 16th day of November, 2016 by Galway County Council to refuse permission to the said Noreen Wallace.

Proposed Development (a) Demolition of existing house, (b) construction of a new single storey house, (c) new proprietary wastewater treatment system and filtration area, (d) new vehicle access and (e) all associated site works at Errisbeg West, Roundstone, County Galway.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to ground conditions prevailing over much of the site, including significant rock outcropping, a high water table (which creates the potential for surface water ponding and the malfunctioning of the system) and shallow subsoils, and the absence of information on how the proposed wastewater treatment system and raised sand polishing filter could be effectively accommodated on the site, the Board is not satisfied on the basis of the information submitted in support of the application and the appeal that the site can be adequately drained by of a septic tank, notwithstanding the proposed provision of a proprietary system and polishing filter. It is considered that the proposed development would pose an unacceptable risk to ground water quality and would, therefore, be prejudicial to public health.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of

2017