



An
Bord
Pleanála

**Board Order
PL 07.249082**

Planning and Development Acts 2000 to 2017

Planning Authority: Galway County Council

Planning Register Reference Number: 17/790

Appeal by Brendan and Patricia Martyn of Knocknagreanna, Furbo, County Galway against the decision made on the 26th day of July, 2017 by Galway County Council to grant subject to conditions a permission to John and Caroline O'Brien care of Gabriel Dolan and Associates of Main Street, Craughwell, County Galway in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of dwellinghouse, sewage treatment plant and domestic garage on revised site boundaries at Knocknagrena, Furbo, County Galway.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 the provisions of the Galway County Development Plan 2015 to 2021, and to the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 within three months from the date of this order and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services as appropriate.

Reason: In the interest of public health and to ensure a proper standard of development.

3. The following wastewater treatment requirements shall be complied with:
 - (a) within three months of the date of this order, and prior to the commencement of development required under this condition, the developer shall submit to, and agree in writing with, the planning authority a Site Characterisation Report along with detailed proposals for a wastewater treatment system. The design of the system shall be based on the results of the site assessment and in accordance with the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009."
 - (b) within six months of the date of this order, the wastewater treatment facility shall be located, constructed and maintained in accordance with the details submitted to, and agreed in writing with, 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." No system other than the type proposed and agreed with the planning authority in response to (a) above shall be installed unless agreed in writing with the planning authority.
 - (c) certification by the system manufacturer that the system has been properly installed shall be submitted to the planning authority within four weeks of the installation of the system.

