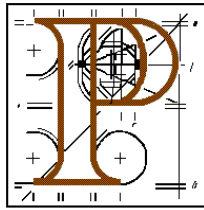


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Galway County Council**

**Planning Register Reference Number: 17/1220**

An Bord Pleanála Reference Number: ABP-300105-17

**APPEAL** by John Joyce and Bridget Joyce care of John M. Gallagher of 1, Oldfield, Kingston, Galway against the decision made on the 5<sup>th</sup> day of October, 2017 by Galway County Council to grant subject to conditions a permission to Terry and Áine Fahy care of Patrick McCabe of Súil Nua Architecture Studio, Mincloon, Galway in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Extensions and modifications to existing house, new treatment system and percolation area at “Cois Clairn”, Slieveaun, Clarinbridge, 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**

It is considered that the proposed development, which would involve the extension and modification of an existing house and the provision of a new treatment system and percolation area, would not be contrary to the provisions of the Galway County Development Plan 2015-2021, and subject to compliance with the conditions set out below, would not seriously injure the residential amenities of property in the vicinity. 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 existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

3. (a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to 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.  $\leq$  10)” – Environmental Protection Agency, 2009. 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.
- (b) Within three months of the first occupation of the dwelling, 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 Environmental Protection Agency document.

**Reason:** In the interest of public health.

4. Any soil being imported onto the site shall be free of invasive species.

**Reason:** In the interest of environmental protection.

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

**Dated this            day of            2018.**