

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Galway County Council**

**Planning Register Reference Number: 17/708**

An Bord Pleanála Reference Number: ABP-300108-17

**Appeal** by Liam Ó Domhnaill care of Pat Sullivan of Eurospar Building, Carraroe, County Galway against the decision made on the 12<sup>th</sup> day of October, 2017 by Galway County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of existing dwellinghouse, chalet, boat storage shed and steel storage shed at Caoran Beag, Carraroe, County Galway.

## **Decision**

**GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said council, 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 retention of an existing dwellinghouse on a site where permission for a dwellinghouse was granted in 1977 to the current applicant and of an ancillary chalet for the accommodation of a member of the applicant's family, whose need for such accommodation has been detailed and for the retention of a boat storage shed, would not seriously injure the amenities of the area or depreciate the value of property in the vicinity, or be contrary to the provisions of the Galway County Development Plan 2015-2021, and would, therefore, subject to the following conditions, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development to be retained shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 28<sup>th</sup> day of August 2017, 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.
  - (a) The lower of the two opes in the baffle wall between the septic tank chambers shall be blocked to ensure greater separation between the primary and secondary chamber in order to ensure a better degree of settlement.
  - (b) A drop pipe shall be installed within the tank on the inlet pipe.
  - (c) Effluent from the septic tank shall be treated in an intermittent filter system using a pressurised/pumped distribution system and shall discharge to ground via a polishing filter, in accordance with the standards set out in the document entitled 'Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.  $\leq$  10)' – Environmental Protection Agency, 2009.

- (d) The work required to implement this condition shall be undertaken within three months of the date of grant of permission under the supervision of a competent person, who shall certify to the satisfaction of the planning authority, that the work has been carried out and completed in accordance the Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.

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

3. The chalet shall only be used as ancillary accommodation in conjunction with the use of the main dwelling on the site.

**Reason:** In the interest of clarity.

4. This permission is for the retention of the existing dwellinghouse, chalet and boat storage shed. This order shall not be construed as granting permission for any use other than boat storage for said shed.

**Reason:** In the interest of clarity.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall be erected on the site or within the rear garden area without a prior grant of planning permission.

**Reason:** In the interest of the amenities of the area.

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

**Dated this                      day of                      2018**