



Planning and Development Acts 2000 to 2018

Planning Authority: Galway City Council

Planning Register Reference Number: 18/44

APPEAL by James McCarthy of 298 Vallee De Vautruchot, 37210 Noizay, France and by Martin J. Fahy of Rosshill Road, Roscam, Galway against the decision made on the 11th day of April, 2018 by Galway City Council to grant subject to conditions permission to Mary-Harriet Madden care of Helena McElmeel Architects of Third Floor, Dockgate House, Merchant's Road, Galway.

Proposed Development: Construction of a dwellinghouse, external store, wastewater treatment system and all associated site development and external works at Roscam Townland, 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

The site is located within an area identified as a Regionally Important Aquifer-Karstified and is located circa 300 metres from a Karst Spring and 200 metres from the edge of the Galway Bay Complex Special Area of Conservation (site code 00268) and the Inner Galway Bay Special Protection Area (site code 04031). It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by septic tanks in an area which is considered to be a highly sensitive groundwater environment. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the effluent from the development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development, would, therefore, be prejudicial to public health.

Stephen Bohan

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

Dated this day of 2018.