



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 18/219

Appeal by Ruth and Stuart Morgan of Hillside Lodge, Sky Road, Clifden, County Galway against the decision made on the 19th day of April, 2018 by Galway County Council to grant subject to conditions a permission Brigid O'Hagan care of Enda O'Malley of Bunowen, Ballyconneely, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Demolition of rear elevation of the existing house, (2) proposed single storey extension to the front elevation of the existing house, (3) proposed external and internal alterations to the existing house, and (4) proposed alterations to existing access road as well as all ancillary site works at Fakeeragh Townland, Clifden, 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 nature and scale of the proposed development, and the unique circumstances of the appeal site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of adjoining residents or the character of the area. 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 developer shall submit a method statement for the proposed works on site, certified by a Chartered Structural Engineer with professional indemnity insurance. Works shall be carried out so as not to cause damage to, interfere with or infringe upon adjoining properties, or cause damage to the private road or public road. Details showing compliance with this condition shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interests of orderly development and amenity.

3. (a) A proprietary effluent treatment and disposal system shall be provided. This shall be designed, constructed and maintained in accordance with the requirements of the planning authority. Details of the system to be used, and 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.

Reason: In the interest of public health.

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

Reason: In the interest of public health.

5. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevent, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

6. All service cables associated with the proposed development (such as electrical, television, telecommunications and public lighting cables) shall be located underground within the site.

Reason: In the interests of visual and residential amenity.

7. The site shall be landscaped, using only indigenous deciduous trees and hedging species. Any plants which die, are removed or become seriously damaged or diseased within a period of 5 years from completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

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

Dated this day of 2018.