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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 18/940**

**APPEAL** by Liam Madden of Vitruvius Hibernicus, Convent Road, Longford against the decision made on the 24<sup>th</sup> day of October, 2018 by Galway County Council to grant subject to conditions outline permission to Michael Kelly care of Sean Maloney and Associates of Unit 46, N17 Business Park, Galway Road, Tuam, County Galway.

**Proposed Development** Construct a dwelling house, domestic garage/fuel store, septic tank, treatment system and percolation area and all ancillary site works at Flaskagh More, Dunmore, County Galway.

**Decision**

**REFUSE** outline 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**

It is considered that, taken in conjunction with existing development in the vicinity and the separate proposed development on the immediately adjoining site, the proposed development would result in an excessive concentration of development served by individual wastewater treatment systems in the area. The Board is not satisfied therefore, that on the basis of the information submitted with the application, specifically with regard to the location and form of existing wastewater treatment systems in the vicinity, the proposed development would not have significant adverse impacts on groundwater. The proposed development would, therefore be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019.**