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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 21/875.**

**Appeal** by Eamonn Murray of Furbo Hill, Siddal, County Galway against the decision made on the 15<sup>th</sup> day of July, 2021 by Galway County Council to refuse a permission to the said Eamonn Murray for the proposed development.

**Proposed Development:** Retention of a single storey timber-framed chalet (39.4 square metres) with connection to existing site services, all at Allaphreaghaun Townland, Furbo. 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 relevant provisions of the current Galway County Development Plan, to the established pattern and character of development in the vicinity of and on the subject site, to the planning history associated with the subject site and to the submissions made in connection with the planning application and appeal, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of properties in the area, would be acceptable in terms of pedestrian and traffic safety and convenience and would not be prejudicial to public health. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application, and further unsolicited information submitted to the planning authority on the 24<sup>th</sup> day of June, 2021 and the 8<sup>th</sup> day of July 2021, and as amended by the further plans and particulars received by An Bord Pleanála on the 11<sup>th</sup> day of October, 2021, 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.

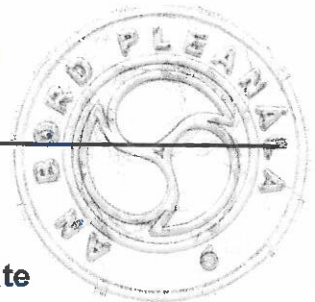
**Reason:** In the interest of clarity.

2. The effluent treatment and disposal system shall be 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. ≤ 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.

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

  
Stephen Bohan

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



Dated this 16 day of April 2022.