



Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/121

APPEAL by Thomas Lyons of Kinculla, Loughrea, County Galway against the decision made on the 9th day of June, 2022 by Galway County Council to grant subject to conditions a permission to Oisín Stratford care of Robert Nanasi of Derrydonnell North, Oranmore, County Galway.

Proposed Development: Construction of a dwellinghouse and garage with treatment plant and percolation area at Lackalea, Loughrea, County Galway.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of ribbon development in an open rural area which would militate against the preservation of the rural environment and would lead to demands for the provision of further public services and community facilities. The proposed development would be contrary to the Sustainable Rural Housing Guidelines for Planning Authorities (2005) and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of developments served by septic tanks and/or individual wastewater treatment systems in the area and, having regard to the subsurface and percolation test results, which are indicative of fast-draining soils, the Board is not satisfied that the site is capable of treating foul effluent arising from the proposed development and considers that the method of foul water disposal will render the treatment of the effluent unacceptable and could increase the risk of serious water pollution. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



Una Crosse

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

Dated this 19th day of March 2024.