

Planning and Development Acts 2000 to 2021

Planning Authority: Galway County Council

Planning Register Reference Number: 22/642

APPEAL by Padraic Dempsey care of Gleeson and Associates of Unit 16, Seapoint, Barna, County Galway against the decision made on the 13th day of July, 2022 by Galway County Council to refuse permission.

Proposed Development: Completion of works under planning register reference number 01/3640. The development shall consist of retention and completion of the dwellinghouse, including wastewater treatment and percolation systems and all associated services which has substantial works completed under planning register reference number 01/3640 and alterations to the previously approved elevations, internal floor arrangements and roof details, all at Skehanagh, Peterswell, County Galway.

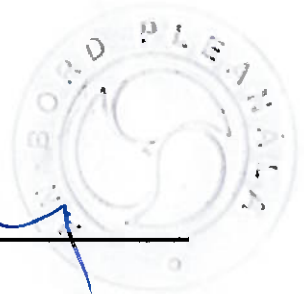
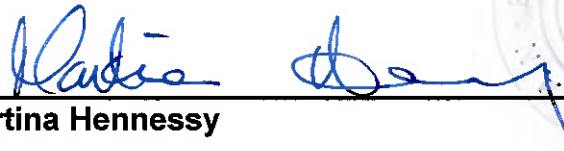
Decision

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

WJH

Reasons and Considerations

1. In the absence of a recent site characterisation report, it has not been adequately demonstrated that the waste-water treatment system proposed to serve the house would be adequately sized to cater for the proposed house on the site, or that the required depth of unsaturated subsoil to treat effluent on the site in accordance with the current Code of Practice - Domestic Waste Water Treatment Systems (p.e.≤10) - Environmental Protection Agency 2021 would be provided. Furthermore, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by septic tanks and/or individual wastewater treatment systems in the area, and having regard to the percolation test results dating from 2001, which are indicative of a fast draining soils, the Board is not satisfied that the site is capable of treating foul effluent arising from the dwelling 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. Accordingly, the proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design, height and massing of the proposed dwelling, it is considered that the proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 1st day of November 2023.