

An
Bord
Pleanála

Board Order ABP 314303-22

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

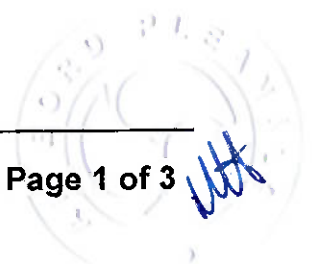
Planning Register Reference Number: 22/646

Appeal by Patrick Faherty care of Fergal Bradley and Company Limited of Augustine Court, Saint Augustine Street, Galway against the decision made on the 13th day of July, 2022 by Galway County Council to refuse permission for development.

Proposed Development: Alterations and refurbishment of two number existing semi-detached houses including two number wastewater treatment systems and associated site works all at Colesgrove, Craughwell, 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.



Reasons and Considerations

Having regard to the provisions of the Galway County Development Plan 2022-2028 and to the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be prejudicial to public health, and would be acceptable in terms of traffic safety. The Board considered that the proposed development would not materially contravene the development plan and would be in accordance with relevant provisions regarding wastewater treatment. 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. (a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details received as part of the appeal on the 8th day of August 2022, and in accordance with the requirements of the document entitled "Code of Practice – Domestic Waste Water Treatment Systems (p.e. ≤ 10)" – Environmental Protection Agency, 2021. 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 from the date of this Order, the developer shall submit to the planning authority 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 in accordance with the standards set out in the Environmental Protection Agency document.

Reason: In the interest of public health.

3. Prior to commencement of development, the developer shall submit to and agree in writing the with the planning authority, details for the decommissioning/removal of existing septic tank from the site.

Reason: In the interest of public health.

4. Prior to commencement of development, the developer shall submit to and agree in writing the with the planning authority, drainage details for the area of car parking. The car parking area shall incorporate the principles of Sustainable Urban Drainage Systems (SuDS) into its design.

Reason: In the interest of public health.

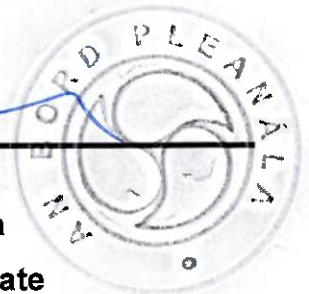


Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 0th day of November 2023