



An
Bord
Pleanála

Board Order

ABP- 314895-22

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/60774

Appeal by Shibeal O'Flaherty care of HRA Planning of 3 Hartstonge Street, Limerick against the decision made on the 22nd day of September, 2022 by Galway County Council to refuse permission for the proposed development.

Proposed Development: To construct a dwelling house with a wastewater treatment plant, polishing filter and all associated site works. Gross floor area of proposed works: 116.7 square metres (dwelling house), all at An Aird Mhóir, County Galway.

Decision

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

Reasons and Considerations

1. Having regard to the observed site conditions, and notwithstanding the tertiary treatment proposed, 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. Furthermore, the proposed development would result in an excessive concentration of development served by septic tanks and/or individual wastewater treatment systems in the area. 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. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in an easterly direction.



Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 16th day of April 2024