

Na hAchtanna um Pleanáil agus Forbairt 2000 go 2022

Údarás Pleanála: Comhairle Contae na Gaillimhe

Uimhir Thagartha an Chláir Phleanála: 22/964

ACHOMHARC ó Noel Regan Developments Limited faoi chúram Tobin Consulting Engineers as Teach Fhaiche an Aonaigh, Bóthar Fhaiche an Aonaigh, Contae na Gaillimhe in aghaidh cinneadh arna dhéanamh an 5ú lá de Dheireadh Fómhair, 2022 ag Comhairle Contae na Gaillimhe cead a dhiúltú.

An Fhorbairt atá Beartaithe: Trí (uimhir) áitreabh scoite a thógáil ar thrí (uimhir) shuíomh do thithe aonair, comhdhéanta de dhá (uimhir) cinn de thithe ceithre sheomra leapa (cineál A 203 méadar cearnach) agus teach amháin cúig sheomra leapa (cineál B 257 méadar cearnach), trí (uimhir) chóras cóireála fuíolluisce ag freastal ar na trí shuíomh aonair tithe, ceangailte le leis an mbóthar rochtana atá ann faoi láthair agus seirbhísí suímh Ghleann na bhFear, lena n-áirítear gach obair láithreáin agus tírdhrechtú gaolmhar, ag Baile na hAbhann, Contae na Gaillimhe.

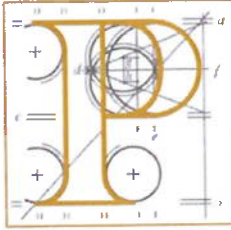
An Cinneadh

Cead a DHIÚLTÚ don fhorbairt bheartaithe thuas de réir na gcúiseanna agus nithe a cuireadh san áireamh agus atá leagtha amach thíos..

Cúiseanna agus Nithe a Cuireadh san Áireamh

1. Ag féachaint don fhaisnéis a cuireadh isteach leis an iarratas pleanála agus leis an achomharc, go sonrath do na neamhréireachtaí maidir leis an ráta eisilteach a dhoirteadh go dtí an talamh, le himpleachtaí do chumas an láithreáin freastal ar chóireáil eisilteach, ag tabhairt faoi deara leochaileacht an screamhuisce. atá aicmithe mar fhoircneach, agus in ainneoin na cóireála treasach atá beartaithe, níl an Bord sásta go bhfuil an láithreán in ann cóireáil a dhéanamh ar eisilteach bréan a eascraíonn as na teaghaisí agus measann sé go bhfágfaidh an modh diúscartha uisce bréan cóireáil an eisilteach do-ghlactha agus go bhféadfadh sé an baol ó thruaillú uisce tromchúiseach a mhéadú.

2. Dá réir sin, dhéanadh an fhorbairt bheartaithe dochar do shláinte an phobail agus, dá bhrí sin, bheadh sé contrártha le pleanáil chuí agus forbairt inbhuanaithe an cheantair. Bunaithe ar an bhfaisnéis a cuireadh isteach leis an iarratas pleanála agus leis an achomharc, níor léirigh an forbróir go leordhóthanach gur féidir nascacht coisithe a éascú ón bhforbairt a bheartaítear trí úsáid a bhaint as an lána ó dheas taobh le Séipéal Réalt na Mara, a mbeadh uasghrádú de dhíth air. In éagmais an naisc seo, bheadh ar choisithe a mbealach a dhéanamh go timpeallach trí Ghleann na bhFear, ag imeacht amach ar an L-5392 nach bhfuil cosán poiblí ná soilsiú air. Meastar go bhfuil an bealach rochtana seo faoi bhun caighdeáin agus go gcuirfeadh sé sábháilteacht coisithe i mbaol. Mar sin bheadh an fhorbairt atá beartaithe contrártha le pleanáil chuí agus forbairt inbhuanaithe an cheantair.



An
Bord
Pleanála

Board Order
ABP-314986-22

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/964

APPEAL by Noel Regan Developments Limited care of Tobin Consulting Engineers of Fairgreen House, Fairgreen Road, County Galway against the decision made on the 5th day of October, 2022 by Galway County Council to refuse permission.

Proposed Development: Construction of three number detached dwellings on three number individual house sites, consisting of two number four bedroom houses (type A 203 square metres) and a single five bedroom house (type B 257 square metres), three number wastewater treatment systems servicing the three individual house sites, connection to the existing access road and site services of Gleann na bhFear, including all associated site works and landscaping, at Baile Na hAbhann, County Galway.

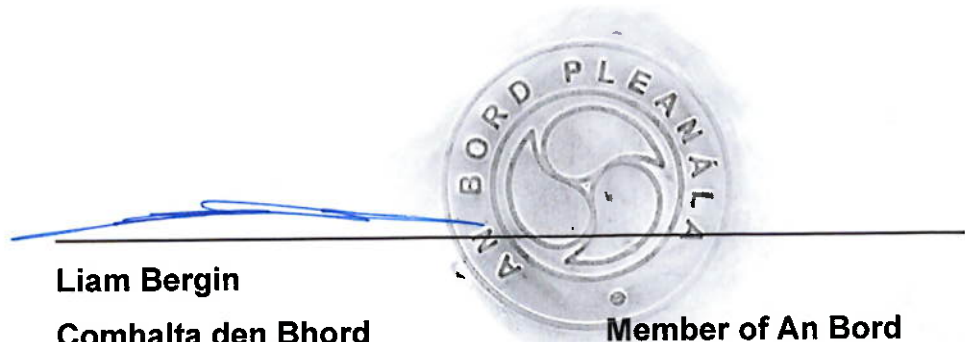
Decision

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

Reasons and Considerations

3. Having regard to the information submitted with the planning application and appeal, specifically to the discrepancies in relation to the rate of effluent discharge to the ground, with implications for the capacity of the site to cater for the treatment of effluent, noting the vulnerability of groundwater which is classified as extreme, and notwithstanding the tertiary treatment proposed, the Board is not satisfied that the site is capable of treating foul effluent arising from the dwellings 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 be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. Based on the information submitted with the planning application and appeal, the developer has not adequately demonstrated that pedestrian connectivity can be facilitated from the proposed development using the laneway running south alongside the Realt na Mara Church, which would require upgrading. In the absence of this link, pedestrians would be required to take a circuitous route through Gleann na bhFear, exiting onto the L-5392 which is not served by a public footpath or lighting. It is considered that this access route is substandard and would endanger the safety of pedestrians. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin

Comhalta den Bhord

**Pleanála atá údaraithe go cuí
chun séala an Bhord a
fhíordheimhniú**

Member of An Bord

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

Dátaithe ar an 25th lá seo de Eanáir 2024