

An
Bord
Pleanála

Board Order

ABP-315704-23

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/60498

Appeal by Mary Fleming of Abbert, Abbeyknockmoy, Tuam, County Galway against the decision made on the 12th day of January, 2023 by Galway County Council to grant subject to conditions a permission to Katherine Coppinger care of Stephen Blake Architectural Services of Tryhill, Ballinamore Bridge, Ballinasloe, County Galway.

Proposed Development: Construction of a dwellinghouse, domestic garage/fuel store, proprietary treatment system, percolation area and associated works, all at Abbert Demesne, Abbeyknockmoy, Tuam, County Galway.



Decision

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

Reasons and Considerations

1. The site is located on a road which is considered to be seriously substandard in terms of width, posing a danger for pedestrians using the road, particularly given the absence of footpaths and public lighting. Furthermore, the width of the road for long sections makes it impossible for two cars to pass, requiring reverse manoeuvres. The traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the excavation depth of the trial hole, which is less than the minimum required in the EPA Code of Practice for Domestic Waste Water Treatment Systems, 2021 for areas identified as being underlain by Regionally Important Aquifers, the ingress of water into the trial hole indicated in the Site Characterisation Form, which is suggestive of a high water table, and the absence of detail in respect of the provision of the required depth of soil/subsoil between the point of infiltration and the water table, the Board is not satisfied that the site is capable of treating foul effluent arising from the proposed dwellinghouse and it is considered that the method of foul water disposal would 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.



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

Dated this *22nd* day of *March* 2024.