



An
Bord
Pleanála

Board Order ABP-317602-23

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 23/60421

Appeal by Laurem Construction Limited care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 25th day of May, 2023 by Galway County Council to refuse permission.

Proposed Development: Construction of a residential development consisting of 49 number houses, together with ancillary works. The development will consist of the construction of 18 number four-bed semi-detached (two-storey) houses, 10 number three-bed semi-detached (two-storey) houses, 13 number three-bed terraced (two-storey) houses, three number four-bed detached houses, five number two-bed terraced houses. The proposed development will also include for the demolition of a shed ruin on site, provision of public open space areas (including a playground), private open space areas, bicycle parking, footpaths, public lighting, ESB substation, landscaping and revised boundary treatments, provision of car parking, including ducting to all spaces for future EV charging points, provision of an uncontrolled pedestrian crossing to traverse the L-31232 county road, connection to existing mains water infrastructure and foul drainage networks, including on-site surface water attenuation to serve the development, together with all associated site works

and services, all at Farranablake East with ancillary works in the townlands of Baunmore and Gortnahown, Athenry, County Galway.

Decision

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

Reasons and Considerations

Having regard to the Galway County Development Plan 2022-2028, to the totality of the information on file, and particularly to correspondence from Uisce Éireann, the Board was not satisfied that a sufficiently developed commitment and specific timeframe has been provided that demonstrates the proposed development would have access to an effective wastewater treatment system. The proposed development would be premature pending the completion of the proposed Páirc na hAbhainn Waste Water Pumping Station under the Athenry Waste Water Network project, and would set an undesirable precedent for other similar developments in the surrounding area. Furthermore, on the basis that the proposed development includes for the siting of six residential units within a buffer zone associated with the existing wastewater treatment plant serving Maryfield Nursing Home, the development, as proposed, would be prejudicial to public health, contrary to DM Standard 38 of the Galway County Development Plan 2022-2028 and the provisions of EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels (1999). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

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

Dated this *26th* day of *July*, 2024.