



An  
Bord  
Pleanála

## Board Order ABP-319392-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 23/60214**

**Appeal** by Paul and Lynn Heanue care of MJ Designs of Boleybeg East, Barna, County Galway against the decision made on the 27<sup>th</sup> day of February, 2024 by Galway County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of two number bungalows to include connection to existing services and all ancillary site works and site services, all at Radharc na mBeann housing development, Tullycross (Derryherbert Townland), Renvyle, County Galway.

### Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to REMOVE condition number 2 and the reason therefor.

## Reasons and Considerations

The proposed layout is reasonable, given the site's constraints and the separation distances required for wastewater treatment, and it is considered that the proposed development, as set out, complies with Table 4 of the relevant EPA Wastewater Treatment Manual for wastewater treatment systems. The proposed development aligns with the overall character of the estate and adequately addresses the visual considerations outlined in Chapter 8 of the Galway County Development Plan 2022-2028, namely Policy Objective LCM 1 and Policy Objective LCM 3.



**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**



Dated this 17<sup>th</sup> day of December 2024.