



An
Coimisiún
Pleanála

Inspector's Report PL-501162-GY-26

Development	To construct dwelling house and domestic garage, wastewater treatment system and associated siteworks
Location	Cartron, Milltown, County Galway
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	2660100
Applicant(s)	Mick and Judy Conway
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Aloysious Burke
Observer(s)	None
Date of Site Inspection	13 th July 2026
Inspector	Emma Gosnell

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1.0 Site Location and Description

- 1.1. The appeal site is located in the townland of Cartron c. 500m to the north-west of Milltown village in north Co. Galway. The site fronts the Cartron Road (L64131) (having an agricultural gate onto same) which has an 60kmph speed limit. This local road is in turn accessed from the N17 (Sligo/Galway road) c. 130m to the north.
- 1.2. The site is bordered to the east by the aforementioned local road, to the north and west by a larger agricultural field (it forms a cut-out of same) and to the south by a detached L-shaped bungalow and domestic garage. The wider area is rural in character, relatively low lying and features a mix of agricultural farmland and one-off housing (typically detached single storey and dormer bungalows) – with the majority of this housing (4 no. units along a stretch of c. 200m) being located on the opposite side of Cartron Road. There is an established building line on the east side of the road, with the bungalow to the south of the site being the only dwelling situated on the west side of this part of Cartron Road.
- 1.3. The rectangular site, which has a stated area of c. 0.224ha, comprises of a relatively flat agricultural field. It is enclosed on its west and north sides by post and wire fencing with hedgerows along its eastern and southern boundaries. There is a semi-mature tree located on the north side of the site's existing agricultural entrance.
- 1.4. There are no Protected Structures, archaeological remains or recorded monuments on the site. It is not identified on the NIAH and does not form part of an Architectural Conservation Area. It is also not proximate to any protected views or scenic routes.
- 1.5. The appeal site is not in the ownership of the applicants and a letter of consent (dated 27/11/2025) from the owner (who is identified as Christina Lynagh) is provided with the application.

2.0 Proposed Development

- 2.1. The proposed development comprises of the construction of a single storey H-plan 4-bed dwelling house (c. 239sq.m) with pitched roof (to a max. height 5.205m) together with the construction of a single storey domestic garage (35sq.m) to be sited to the immediate south-east of the house, a wastewater treatment system, soakpit and all associated siteworks including in-curtilage parking and tree and boundary planting.

3.0 Planning Authority Decision

3.1. Decision

Permission granted on 19/03/2026 subject to 13 no. conditions, generally of a standard technical nature. Conditions of note were as follows:

- **No. 2** – submission of revised site layout showing garage to rear of front building line.
- **No. 3** – clarification of materials and finishes and colours of same permitted.
- **No. 7** – provision of a car parking space adjoining roadway.

3.2. Planning Authority Reports

3.2.1. Planning Reports

1 no. PA report (19/03/2026) formed the basis of the decision to grant permission.

Key points of note raised in the report are as follows:

- **Principle of Development** – site is located within a Structurally Weak Rural Area where individual housing developments are facilitated subject to compliance with normal planning and environmental criteria.
- **Design and Siting** – scale, height and character of proposed dwelling acceptable/ will assimilate into the landscape without requiring mitigation and PA satisfied its siting respects established building line.
- **Garage** – whilst principle of a domestic garage is accepted, its siting forward of the front building line of dwelling line is not appropriate. To be re-sited by condition.
- **Access** - site layout plan demonstrates 70m sight lines in both directions as required under DM standard 28.
- **Water Supply** – proposed connection to Milltown Community Group Water Scheme Co-operative Society Limited is supported by letter evidencing feasibility.
- **Wastewater** – secondary treatment system and polishing filter proposed and, based on information submitted with application, PA satisfied that site subsoil

characteristics are capable of disposing of wastewaters generated in compliance with EPA CoP.

- **Drainage** – surface water management via soakpit is acceptable. To be conditioned.
- **AA Screening** – proposal not likely to have a significant effect on a Natura 2000 site(s) on account of its nature, scale and the absence of pathway(s) to same.
- **EIA Screening** – proposal is subthreshold. No EIA required.
- **Flood Risk** – not located in flood risk (fluvial, pluvial, coastal, or groundwater) area.

3.2.2. Other Technical Reports

None on file - the application was referred to the Tuam Area Office however no response/ report was subsequently received.

3.3. Prescribed Bodies

No referrals were made.

3.4. Third Party Observations

A third party submission was received from Aloysius Burke a neighbouring resident. This raised the following issues:

- No issue in principle with the proposal for a new rural house at this location.
- Concerns raised that layout/ proposed building line not in-keeping with existing.
- Garage will be visible from adjoining property/ will affect outlook and internal daylighting.
- Seeks that proposed house is further recessed into site and garage relocated.
- Proposed percolation area could be repositioned to rear of house.

4.0 Planning History

4.1. Appeal Site

There is no known planning history on the site.

4.2. Neighbouring Lands

There is no recent or relevant planning history in the vicinity of the site.

5.0 Policy Context

5.1. National Policy and Technical Guidance

Project Ireland 2040 – National Planning Framework (First Revision, 2025) – NPO28: siting and design criteria for rural housing.

Climate Action Plan (2024 & 2025) and National Biodiversity Action Plan (NBAP) 2023-2030 – Outcome 2A protection of existing designated areas & protected species.

Our Rural Future: Rural Development Policy 2021-2025.

TII DN-GEO-03060 (Geometric Design of Junctions) (2023).

EPA Code of Practice: Domestic Wastewater Treatment Systems (2021).

Quality Housing for Sustainable Communities Best Practice Guidelines for Delivering Homes and Sustaining Communities (DoHLGH, 2007).

Development Management Guidelines for Planning Authorities (DoEHLG, 2007) – Section 7.3.3 (Conditions should be enforceable and capable of being complied with).

Sustainable Rural Housing Guidelines for Planning Authorities (DoHLGH, 2005).

5.2. Regional Policy

Northern & Western Regional Assembly Regional Spatial and Economic Strategy 2020-2032 – RPO 3.3: Deliver at least 20% new housing in rural areas on brownfield sites and RPO 3.4 To support the regeneration and renewal of small towns and villages in rural areas.

5.3. Development Plan

The Galway County Development Plan 2022 - 2028 (GCDP) applies.

Zoning/ Landscape

Maps 4.1 (Rural Area Types) and 4.2 (Rural Housing Policy) identify the site as being located in a Structurally Weak Area (outside the Galway County Transport & Planning Study (GCTPS) area) and in Zone 4 – Landscape Sensitivity Category 1.

Maps 8.1 (Landscape Character Areas) and 8.2 (Landscape Sensitivity) identify the site as coming within the 'North Galway Complex Landscape' and having a Class 1 'Low' landscape sensitivity which is unlikely to be adversely affected by change.

Rural Settlement Strategy

Section 4.6 (Rural Housing Strategy in the Open Countryside).

Section 4.6.2 (Structurally Weak Rural Areas (East and West of GCTPS)). In this rural area type, the key objectives of the Council are:

- To accommodate residential development proposals as they arise subject to satisfactory site suitability and technical considerations;
- To accommodate residential development proposals in accordance with Chapter 15 Development Management Standards;
- To maintain and strengthen existing towns and villages and to direct urban generated housing demand into these areas;

PO RH3 - Rural Housing Zone 3 (Structurally Weak Areas): It is a policy objective of the Planning Authority to facilitate the development of individual houses in the open countryside in "Structurally Weak Areas" subject to compliance with normal planning and environmental criteria and the Development Management Standards outlined in Chapter 15 and other applicable standards.

Rural Dwelling/ Garage Design

PO RH9 - Design Guidelines: It is a policy objective of the Planning Authority to have regard to Galway County Council's Design Guidelines for the Single Rural House with specific reference to the following:

- a) It is the policy objective to encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape;
- b) It is the policy objective to promote sustainable approaches to dwelling house design and encouraging proposals to be energy efficient in their design and layout;
- c) It is the policy objective to require the appropriate landscaping and screen planting of proposed developments by using predominately indigenous/local species and groupings.

Section 15.2.2 (Applicable to All Development), PO DM Standard 1: Qualitative Assessment - Design Quality, Guidelines and Statements.

Section 15.3.1 (Rural Housing) and Appendix 5 (Galway Design Guidelines for the Single Rural Houses).

Section 15.2.4 (Other Residential Development (Rural and Urban)).

Appendix V (Design Guidelines for the Single Rural House).

DM Standard 6: Domestic Garages (Urban and Rural):

- The design, form and materials should be ancillary to, and consistent with the main dwelling on site;
- Structures may be detached or connected to the dwelling but should be visually subservient in terms of size, scale and bulk;
- Storage facilities should be used solely for purposes incidental to the enjoyment of the dwelling and not for any commercial, manufacturing, industrial use or habitable space in the absence of prior planning consent for such use.

DM Standard 8: Site Selection and Design - Apply the following guidance in assessing planning applications for rural housing:

Site Selection and Design

- The scale, form, design and siting of the development should be sensitive to its surroundings and visually integrate with the receiving landscape.
- Simple design forms and materials reflective of traditional vernacular should be used.
- Have regard to the scale of surrounding buildings. A large house requires a large site to ensure effective integration into its surroundings (either immediately or in the future, through planned screening)
- The design, siting and orientation of a new dwelling should be site specific responding to the natural features and topography of the site to best integrate development with the landscape and to optimise solar gain to maximise energy efficiency.
- The siting of new development shall visually integrate with the landscape, utilising natural features including existing contours and established field boundaries and shall not visually dominates the landscape. (Cutting and filling of sites is not desirable).

- New buildings should respect the landscape context and not impinge scenic views or skylines as seen from vantage points or public roads.
- Larger houses (e.g., in excess of 200sqm) should incorporate design solutions to minimise visual mass and scale e.g. sub-divided into smaller elements of traditional form to avoid bulky structures.
- Use a simple plan form to give a clean roof shape – a long plan in preference to a deep plan. This will avoid the creation of a bulky shape.
- Clustering with existing rural buildings is generally preferable to stand-alone locations.

Water Servicing

PO WS 7 – Water Quality: Require that new development proposals would ensure that there would not be an unacceptable impact on water quality and quantity including surface water, ground water, designated source protection areas, river corridors and associated wetlands.

PO RH 11 – Waste Water Treatment Provision: Where a connection to the public wastewater network is not available, provide for sustainable rural housing in the county in accordance with the EPA Code of Practice: Wastewater Treatment Systems for Single Houses (2009).

PO WS 8 – Proliferation of Septic Tanks: Encourage the use of high standard treatment plants to minimise the risk of groundwater pollution.

PO DM Standard 38: Effluent Treatment Plants – single houses & certification.

PO WW 6 – Private Wastewater Treatment Plants: Ensure that private wastewater treatment plants, where permitted, are operated in compliance with Environmental Protection Agency (EPA) Code of Practice for Domestic Waste Water Treatment System 2021 (Population Equivalent ≤ 10).

POs WW 7 – Sustainable Drainage Systems & 8 – Storm Water Infrastructure.

DM Standard 9 - Site Sizes for Single Houses Using Individual On-Site Wastewater Treatment Systems: min. site size of 2000sq.m.

Access/ Traffic Safety

PO DM Standard 28 - Sight Distances Required for Access onto National, Regional, Local and Private Roads and Table 15.3 – 90m for a design speed of 60kmph.

6.0 Natural Heritage Designations

The appeal site is not located within or adjoining any designated site.

The nearest European Sites in close proximity to the appeal site are as follows:

- Lough Corrib SAC (Site Code 000297) – c. 0.4km to the south.
- Greaghans Turlough SAC (Site Code Site Code 000503) – c. 10km to the west.
- Kilglassan/Caheravoostia Turlough Complex SAC (Site Code 000504) – c. 10km to the west.
- Lough Carra SPA (Site Code 004051) – c. 21km to north-west.
- Lough Corrib SPA (Site Code 004042) – c. 23km to the south-west.
- Lough Mask SPA (Site Code 004062) – c. 25km to the west.

The nearest Natural Heritage Area in close proximity to the appeal site is as follows:

- Altore Lake pNHA (Site Code 000224) - c. 3km to the south-west.

7.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 & Form 2 in Appendix 1 of this report). Having regard to the characteristics and location of the proposal and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposal, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

8.0 Water Framework Directive Screening

I have concluded, on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD

objectives and consequently can be excluded from further assessment (refer to form in Appendix 3 for details).

9.0 The Appeal

9.1. Grounds of Appeal

A third-party appeal submission was received on 14/04/2026 from Aloysious Burke. The grounds of appeal (GOA) are as follows:

- *Ground 1: Siting* – proposal does not respect established building line and gives rise to incongruity/ negative visual impact.
- *Ground 2: Existing Residential Amenity* – negative impact on neighbouring property in terms of loss of morning daylight and sunlight to kitchen and visual intrusion/ overbearance specifically arising from the proposed garage.
- *Ground 3: Garage* – inappropriate siting to front of dwelling.
- *Grounds 4, 5 & 8: Design and Layout* – existing layout is constrained and inefficient. Proposed dwelling should be further recessed into site and garage repositioned/ realigned accordingly in order to address concerns outlined.
- *Ground 6: Landscaping* – more natural screening will not mitigate negative impact.
- *Ground 7: Precedent* – to permit siting as proposed will create an undesirable local precedent.

9.2. Applicant Response

The applicant, in their response to the appeal received 12/05/2026, states the following:

Ground 1: Siting

- There is no defined distance requirement in respect to the setback of a new rural dwelling from a public roadway.
- Seeks to clarify that existing dwelling houses to the east side of Cartron Road are setback between c. 14m – 21m from the public roadway, with the single property

on the west side of the road being setback c. 36m from the road and not sited parallel to same.

- The applicant's proposal, which is setback c. 24m from the road edge, responds to this existing, variable built context.
- It is proposed that the garage be repositioned to the rear of the proposed dwelling house (this can be ensured by condition) thereby addressing the appellant's concerns regarding perceived overbearance, visual intrusion, light etc.

Ground 2: Existing Residential Amenity

- Noted proposal is located to the north of the appellant's dwelling and private open space with no potential to give rise to overshadowing or internal daylight impacts on account of this aspect.
- Site layout provided shows the orientation of properties relative to one another and provides details of the trajectory of the sun during the different seasons.

Ground 3: Garage

- Proposed garage is to be repositioned to the rear of the proposed dwelling.

Grounds 4, 5 & 8: Design and Layout

- The setback of the proposed dwelling from the road is appropriate to its context and is generally in line with that exhibited by neighbouring properties in the vicinity.
- Proposed garage is to be repositioned as detailed above.
- Dwelling design is in line with best practice and PA were satisfied that it fully accords with GCDP Rural House Design Guidelines and DM Standard 8.
- Revised proposals are appropriate and do not intrude/ negatively impact on neighbouring dwellings.

Ground 6: Landscaping

- A 2m high hedgerow exists between the appeal site and the observer's property (photo of hedge provided).
- The proposed boundary treatment is not required for mitigation as there are no negative impacts on the appellant's property which arise from the proposal.

Ground 7: Precedent

- The proposal complies with all relevant development plan policy guidance and will not give rise to an undesirable precedent/ erosion of character on this basis.

The Commission's attention is drawn to the personal circumstances of the applicants.

A revised site location map showing the proposed domestic garage having been repositioned to the rear of the front building line of the proposed dwelling (to its south-west side) is submitted as part of their response to the appeal.

9.3. Planning Authority Response

None received.

9.4. Observations

None received.

9.5. Further Responses

None received.

10.0 Assessment

Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, having inspected the site and, having regard to the relevant local/ regional/ national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Principle of Development
- Design and Layout
- Access and Servicing

10.1. Principle of Development

- 10.1.1. The site is located in Rural Housing Zone 3 (Structurally Weak Area) where housing proposals are governed by Section 4.6.2 and PO RH3 which seek to accommodate the development of individual houses in the open countryside as such proposals arise subject to satisfactory site suitability and technical considerations, compliance with Chapter 15 Development Management Standards and with normal planning and environmental criteria.
- 10.1.2. Therefore, having regard to the specific objectives which apply to the lands, I consider the proposal for a new rural dwelling on the lands to be acceptable in principle under the terms of the development plan subject to the detailed considerations below.

10.2. Design and Layout

- 10.2.1. Permission is sought for a relatively large, detached single storey dwelling and domestic garage. The proposal is located in a rural area which is classified as having low landscape sensitivity and as being unlikely to be adversely affected by change.
- 10.2.2. The PA were satisfied in respect to the siting, scale, height and design character of the proposed dwelling and considered that it would visually assimilate into its rural landscape as required in compliance with DM Standard 8 - Site Selection and Design and PO RH9 - Design Guidelines. However, concerns regarding the siting of the proposed garage to the south-east of the dwelling and forward of its front building line were raised at application stage with the PA attaching a condition (no. 2) requiring its relocation to the rear of this front building line.
- 10.2.3. The appellant raises concerns regarding the potential for the proposal (dwelling and garage) to give rise to a negative visual impact on account of its siting and failure to respect the established building line. The Commission's attention is particularly drawn to the inappropriate siting of the garage to the front of the dwelling. The appellant further considers that the design and siting of the proposal is likely to give rise to an adverse impact on their existing residential amenity in terms of daylighting, sunlighting and visual intrusion/ overbearance and they seek that the proposed layout be amended to address same.

- 10.2.4. I note the policy guidance in respect to domestic garages provided under DM Standard 6 - Domestic Garages (Urban and Rural) and I consider that the matter of the siting of the proposed garage to the front of the proposed dwelling has been satisfactorily addressed as part of the applicants' response to the appeal whereby they have submitted revised plans (received 12/05/2026) showing the garage as being repositioned to the rear of the front building line (south-west side) as required in compliance with the aforementioned PA condition. It is my opinion that this layout amendment can be ensured by standard (plans & particulars) condition no. 1 in the event of grant of permission.
- 10.2.5. As detailed in Section 1.2 of this report, I acknowledge the existence of an established building line on the opposite, east side of Cartron Road, with no such building line being evident on the west side of the road on account of the existence of a single property only at this location. In respect to the matter of the siting of the proposed dwelling on the west side of Cartron Road relative to this existing property, I note that the main body of the dwelling (i.e. the central core of its H-shaped arrangement) is generally on par with the front building line of the existing L-shaped dwelling to its south. I draw the Commission's attention to the revised Site Layout plan (received 12/05/2026) which illustrates this relationship. Given this relative symmetry, together with the nature of the existing context and proposed boundary treatments at this location, I consider that there is no potential for the proposal to give rise to a negative visual impact on account of its siting or failure to respect the nature or extent of an established building line.
- 10.2.6. With regard to the concerns raised regarding the potential for the design and siting of the proposal to give rise to negative impacts on residential amenity, I would note that the single storey proposal is located to the north of the appellant's property and is setback c. 20m from their dwellinghouse, with an existing domestic garage and mature c. 2m high hedging (which will be unaltered by the proposal) being intermediate features of note.
- 10.2.7. Whilst I acknowledge that the proposal will give rise to a change in the visual outlook from the appellant's property – particularly with regard to the siting of the proposed single storey garage proximate to the shared boundary, having regard to the aforementioned spatial relationship between the properties, I consider there is no potential for the overall proposal to give rise to an unacceptable level of visual intrusion

or overbearance. Furthermore, given the appeal site's siting to the north in addition to the separation distance between the existing and proposed properties, I do not consider that the proposal has the potential to overshadow the appellant's property or to negatively affect its internal daylighting.

- 10.2.8. The appellant has also raised the matter of the proposal giving rise to an undesirable planning precedent. In this regard I would note that, as per the analysis of the subject proposal detailed above and the conclusions reached with regard to same, all appeal cases are assessed and determined on their own merits having regard to the sensitivity of the receiving environment and the specifics of the proposed development.

10.3. Access and Servicing

Access

- 10.3.1. The site is currently served by an existing agricultural gate in its northeast corner. The proposal is to be accessed via a newly created entrance which is to be centrally positioned in the site's roadside boundary. This new access will replace the existing access which will be closed-up.
- 10.3.2. The adjoining local road (L64131) has a design speed of 60kmph where Table 15.3 and PO DM Standard 28 require sightlines of 90m in either direction. The Site Layout Plan on file illustrates that site visibility requirements of 70m can be complied with. Notwithstanding, based on my observations with regard to the existing road alignment and the nature of the site's existing and proposed roadside boundaries, I am fully satisfied that sightlines of 90m are capable of being provided for without reliance on third party lands.

Wastewater

- 10.3.3. The appellant proposes a secondary package wastewater treatment system and raised soil polishing filter. The PA were satisfied that sites subsoil characteristics are capable of disposing wastewaters generated in compliance with EPA CoP.
- 10.3.4. A Site Characterizations Form (SCF) supported by geological maps, photographic evidence of the trial hole and percolation test holes, information on the selected wastewater treatment system including manufacturing, technical details and

construction specifications for the proposed effluent disposal have been submitted with the planning application.

- 10.3.5. In considering the proposal, GCDP POs WS 7 (Water Quality), WS 8 (Proliferation of Septic Tanks), DM Standard 38 (Effluent Treatment Plants), WW 6 (Private Wastewater Treatment Plants), RH 11 (Waste Water Treatment Provision) and DM Standard 9 (which requires a min. site size of 2000sq.m where use of an individual on-site wastewater treatment system is proposed) are all relevant as they seek to protect water quality and to ensure that that private wastewater treatment systems for individual rural houses comply with the EPA's Code of Practice for Domestic Waste Water Treatment Systems (PE <10) (EPA 2021).
- 10.3.6. I have reviewed the submitted Site Suitability Assessment Report, which indicates the aquifer category as being Regionally Important (RI) and having an 'Extreme' groundwater vulnerability classification. The Groundwater Protection Response Category is identified as 'R2' which is detailed in Table E1 (Response Matrix for DWWTSs) of the EPA Code of Practice (CoP) as being *"Acceptable subject to normal good practice. Acceptable subject to normal good practice and the following additional condition: 1. There is a minimum thickness of 2 m unsaturated soil/subsoil beneath the invert of the percolation trench of a septic tank system OR 2. A secondary treatment system as described in Chapters 8 and 9 is installed, with a minimum thickness of 0.3 m unsaturated soil/subsoil with percolation values from 3 to 75 (in addition to the polishing filter, which should be a minimum depth of 0.9 m), beneath the invert of the polishing filter (i.e. 1.2 m in total for a soil polishing filter)"*. I note from the cross section submitted that a minimum unsaturated subsoil depth of c. 1.3m will be provided for as required by the CoP's Table 6.3: Minimum unsaturated soil and/or subsoil depth requirements. The average P-test subsurface value of 9.08 is also in the percolation value range provided for in the CoP's Table 6.4: Percolation Values.
- 10.3.7. In light of the foregoing, I am of the view that there is adequate information before me to demonstrate the proposal's design compliance with the EPA Code of Practice: Domestic Wastewater Treatment Systems (2021) and I am satisfied that the proposed WWTS is suitable for this site and would not give rise to a public health risk. I am also satisfied that the delivery of the proposed infrastructure to the required standard can be ensured by condition where the Commission are minded to grant permission.

Surface Water

10.3.8. The applicant proposes to manage and dispose of their surface water run-off via an on-site soakpit in the front garden which is sited in such a way that generally meets the minimum recommended site feature separation distances. In considering the proposal, POs WW 7 (Sustainable Drainage Systems), WW 8 (Storm Water Infrastructure) and WS 7 (Water Quality) are relevant. I note that the site's surface water management proposals were acceptable to the PA and I am of the view that there is adequate information before me to demonstrate that surface water on the site can be adequately managed and disposed of. In light of the foregoing considerations, I am satisfied that the delivery of the proposed infrastructure to the required standard can be ensured by condition where the Commission are minded to grant permission.

Water Supply

- 10.3.9. The applicant is proposing to source their potable water via a new connection to the Milltown Community Group Water Scheme Co-operative Society Limited Group Water Scheme. There is a letter on file dated 14/01/2026 from Elaine Kelly (who is identified as the group's manager) which states that it has been agreed that the scheme will to provide a water connection to the applicants for their proposed house on the appeal site.
- 10.3.10. There is no information on file as to the current (2026) capacity status of this group water scheme, with this issue not being raised by the PA who were satisfied with the proposed servicing arrangements. Notwithstanding, I consider that the proposal, on account of its nature, size and proposed occupancy levels, would not give rise to significant additional demand for potable water and, for this reason I am satisfied that the proposal is capable of being adequately serviced.

11.0 Recommendation

I recommend a GRANT of permission subject to the following conditions.

12.0 Reasons and Considerations

Having regard to the location of the site in Rural Housing Zone 3 (Structurally Weak Area) and to the planning policies, objectives and development standards of the

Galway County Development Plan 2022 - 2028, and specifically to Section 4.6.2 and Policy Objectives RH3, RH9, WW6 and DM Standards 6, 8 and 28, and to the nature, scale and design of the proposed development relative to adjoining dwellings, and to the existing pattern of development in the wider area, it is considered that subject to compliance with the conditions set out below, the proposed development is an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, and would therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Coimisiún Pleanála on the 12th May 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. Reason: In the interest of clarity.
2.	Details of the materials, colours and textures of all the external finishes to the proposed dwelling and garage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.
3.	The attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority. Reason: To prevent flooding and in the interests of sustainable drainage.

4.	(a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report lodged with the application and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021. (b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021. (c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above. Reason: In the interest of public health and to prevent water pollution.
5.	(a) Prior to the commencement of development, details of the proposed boundary to the eastern (roadside) frontage and access point shall be submitted for agreement in writing to the planning authority. (b) Site access arrangements, and the provision and maintenance of visibility splays, shall comply with the requirements of the planning authority for such works. Reason: In the interests of road safety.
6.	All public services to the permitted development, including electrical, telephone cables and associated equipment shall be located underground throughout the entire site. Reason: In the interest of amenity.
7.	Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays Deviation

	from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority. Reason: To safeguard the amenity of property in the vicinity.
8.	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme. Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Emma Gosnell
Planning Inspector
15th July 2026

Appendix 1

Form 1 - EIA Pre-Screening

Case Reference	PL-501162-GY-26
Proposed Development Summary	To construct dwelling house and domestic garage, wastewater treatment system and associated siteworks
Development Address	Cartron, Milltown, County Galway
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☒ Yes, it is a 'Project'. Proceed to Q2.
	☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	

☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Part 2, Class 10(b)(i) Infrastructure – dwelling units – 500 units. Proposal is to provide 1 no. dwelling unit and is therefore sub-threshold.

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	PL-501162-GY-26
Proposed Development Summary	To construct dwelling house and domestic garage, wastewater treatment system and associated siteworks
Development Address	Cartron, Milltown, County Galway
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The proposal is for a one-off single storey rural house (c. 239sq.m) on a site of 0.224ha and there are no demolition works involved. The development is significantly below the class threshold of 500 dwellings. Whilst there is rural housing in the immediate vicinity, it is relatively dispersed in character and not atypical for such an area. The project due to its size and nature would not give rise to significant use of natural resources or production of waste during either the construction or operation phases.

	The proposed development, by virtue of its type, does not pose a risk of major accident and/or disaster, and is not vulnerable to climate change.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The site is located in a rural area in the vicinity of Milltown village and there is similar low-density rural housing in the wider area. The nearest Natura 2000 sites are the Lough Corrib SAC (Site Code 000297) – c. 0.4km to the south and Greaghans Turlough SAC (Site Code Site Code 000503) – c. 10km to the west. The site is located in a Structurally Weak Rural Area and in Zone 4 – Landscape Sensitivity Category 1 (Low). There is no other nationally designated site, scenic route or protected view on or in the immediate vicinity of the appeal site. The site is not within a designated ACA and there are no Protected Structures or other Cultural Heritage sites on or immediately adjoining the site. Having regard to the above and the nature and limited scale of the proposed development, I am satisfied that impacts on environmental sensitivities can be adequately assessed in this case without the need for EIA.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Due to the relatively small scale of the development, the site enabling and construction stages will not be significant in terms of duration or complexity. The main operational impacts would be limited to traffic safety, visual amenity, surface water and the wastewater arising from the site. These elements would be subject to standard assessment/ design, I am satisfied that this can be assessed without potential for significant environmental effects that would require EIA. There would be no significant cumulative impacts with other projects.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required).

Appendix 2 - Appropriate Assessment Screening

Screening for Appropriate Assessment Test for likely significant effects	
Step 1: Description of the project and local site characteristics Case file: PL-501162-GY-26	
Brief description of project	Normal planning appeal. To construct dwelling house and domestic garage, wastewater treatment system and associated siteworks Cartron, Milltown, County Galway – see Section 2.0 of Inspector's Report for further details.
Brief description of development site characteristics and potential impact mechanisms	The appeal site, which is located in the rural townland of Cartron near Milltown village, Co. Galway, comprises of a rectangular agricultural field, set within a larger agricultural field, which fronts Cartron Road to the east. Some site clearance/ enabling works (creation of an access ope etc.) are required in order to facilitate the proposal. The development involves the construction of a new one-off detached rural house and domestic garage, together with ancillary works. Proposed water supply is via group water scheme (Milltown Community Group Water Scheme Co-operative Society Limited). The appellant proposes to dispose of their surface water run-off via a soakpit that will discharge to groundwater. Foul drainage will be dealt with via a new secondary WWTP (septic tank and polishing filter) which will discharge to groundwater – full details in Section 10 of Inspector's Report. There are no watercourses or other ecological features of note on the appeal site that would connect it directly to European Sites in the wider area. The Clare-Galway River (EPA Code IE_WE_30C010300) is located c. 400m to the south of the site, with this watercourse flowing in a south-westerly direction and overlapping with the Lough Corrib SAC (Site Code 000297). It is considered that, given the intervening distance and bank of agricultural land between the site and the Clare-Galway River, there is no potential for it to provide a hydrological connection to the aforementioned European site. However, the appeal site is underlain by the Clare-Corrib groundwater body (EPA Code IE_WE_G_0020) which also underlays the Lough Corrib SAC and this therefore provides a potential indirect hydrological link between the appeal site and this European sites. There is considered to be no pathway to any other Natura 2000 sites in the vicinity of the appeal site due to the nature and relatively small scale of the development, the location of the appeal site

	relative to other European sites and the substantial separation distances involved which would give rise to significant intervening dilution effects.
Screening report	No
Natura Impact Statement	No
Relevant Submissions	No

Step 2. Identification of relevant European sites using the Source-pathway-receptor model

Having regard to the source-pathway receptor-model, I consider that there is 1 no. European site which has the potential to be affected by the proposal. I have excluded all other European sites on the basis of their substantial physical separation from the appeal site and due to the absence of realistic pathways connecting the appeal site to same.

European Site (code)	Qualifying interests¹ Link to conservation objectives (NPWS, date)	Distance from proposed development	Ecological Connections²	Consider further in screening³
Lough Corrib SAC (Site Code 000297)	Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110] Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130] Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140] Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-	c. 0.4km	Yes Potential indirect hydrological connection via WWTP and soakpit emissions to groundwater	Yes

	Batrachion vegetation [3260] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150] Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210] Petrifying springs with tufa formation (Cratoneurion) [7220] Alkaline fens [7230] Limestone pavements [8240] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] Bog woodland [91D0] Margaritifera margaritifera			
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	(Freshwater Pearl Mussel) [1029] Austropotamobius pallipes (White-clawed Crayfish) [1092] Petromyzon marinus (Sea Lamprey) [1095] Lampetra planeri (Brook Lamprey) [1096] Salmo salar (Salmon) [1106] Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303] Lutra lutra (Otter) [1355] Najas flexilis (Slender Naiad) [1833] Hamatocaulis vernicosus (Slender Green Feather-moss) [6216] Source: NPWS website accessed 09/07/2026.			
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Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

AA Screening matrix

Site Name	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Lough Corrib SAC (Site Code 000297)	Direct: none Indirect: potential indirect hydrological connections via WWTP and soakpit	The contained nature of the site (relatively defined site boundaries, no direct ecological connections or pathways) and distance from receiving features connected to the SAC make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SAC for the QIs listed in the table above at either construction or operation stage.

	emissions to groundwater	In terms of emissions to water, the nearest watercourse is the Clare-Galway River which is located c. 400m away at its nearest point. With such an intervening distance, it is considered that there is no physical or functional connection between the appeal site and this watercourse and therefore no potential for this watercourse to act as a hydrological pathway to any European sites. The site is also underlain by the Clare-Corrib groundwater body groundwater body which also underlays Lough Corrib SAC which is located c. 0.4km from the appeal site. Notwithstanding the proposed surface water and foul water arrangements, with such a distances, any silts or other potential pollutants entering groundwater via unattenuated run-off at construction stage or via the proposed surface water system or the proposed WWTP during the operational stage, even in the most extreme scenarios, would be completely attenuated by the dilution, dispersal and settlement that would occur within the groundwater system. There is therefore no prospect that materials carried in surface water drainage or foul water from the proposed development site, could have any significant effect on the QIs of the aforementioned European site. Conservation Objectives would not be undermined.
	Likelihood of significant effects from proposed development (alone): No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
Step 4 Conclude if the proposed development could result in likely significant effects on a European site I conclude that the proposed development (alone or in combination with other plans and projects) would not result in likely significant effects on a European Site. No measures specifically intended to avoid or reduce harmful impacts of the proposed development on European sites were taken into account in reaching this conclusion.		
Screening Determination Finding of no likely significant effects In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on European Sites, namely Lough Corrib SAC (Site Code 000297) in view of that site's Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required. This determination is based on: • The nature and relatively minor scale of the development.		

- Distance from and weak indirect connections/ ecological pathways to the European sites.

Appendix 3

WFD IMPACT ASSESSMENT STAGE 1: SCREENING

Step 1: Nature of the Project, the Site and Locality

An Bord Pleanála ref. no.	PL-501162-GY-26	Townland, address	Cartron, Milltown, County Galway
Description of project		The proposal comprises of the construction of a dwelling house and domestic garage, wastewater treatment system and associated siteworks – see Section 2.0 of Inspector's Report for further details.	
Brief site description, relevant to WFD Screening,		The site is located on agricultural field in the rural hinterland of Milltown village in Co. Galway. Located in Flood Risk Zone C. No watercourses on site. The nearest watercourse is the Clare-Galway River (EPA Code IE_WE_30C010300) which is of Good Status and Not At Risk is located c. 0.4km away from the appeal site. This river flows in a south-west direction eventually discharging into Lough Corrib c. 25km away. The appeal site is also underlain by the Clare-Corrib groundwater body (EPA Code IE_WE_G_0020) which is also of Good Status and Not At Risk.	
Proposed surface water details		Surface water will discharge to a newly constructed soakpit in the front garden of the dwelling - See Section 10.0 of Inspector's report for further details.	
Proposed water supply source & available capacity		Proposed connection to Milltown Community Group Water Scheme Co-operative Society Limited is supported by letter evidencing feasibility - See Section 10 of Inspector's report for further details.	

Proposed wastewater treatment system & available capacity, other issues			Secondary treatment system and polishing filter proposed in rear garden - See Section 10.0 of Inspector’s report for further details.			
Others?			n/a			
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
Clare-Galway River (transitional)	0.4km	(020) EPA Code IE_WE_30C0 10300	Good	Not At Risk	n/a	No direct pathways. No indirect pathways.
Clare-Corrib groundwater body (groundwater)	Below site	EPA Code IE_WE_G_00 20	Good	Not At Risk	n/a	Yes – foul and surface water discharges.
Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.						
CONSTRUCTION PHASE						

No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Surface	Clare-Galway River (020) EPA Code IE_WE_30 C010300	No	n/a	n/a	No	Screened Out
2.	Ground	Clare-Corrib groundwater body (EPA Code IE_WE_G_0020)	No	n/a	n/a	No	Screened Out

OPERATIONAL PHASE							
4.	Surface	Clare-Galway River (020) EPA Code IE_WE_30 C010300	No	n/a	n/a	No	Screened Out
5.	Ground	Clare-Corrib groundwater body (EPA Code IE_WE_G_0020)	Yes – new via WWTS and soakpit discharges	Water pollution	Best practice design and system installation. Compliance with EPA Code of Practice.	No	Screened Out
DECOMMISSIONING PHASE N/A							