

**PLANNING AND DEVELOPMENT ACTS 2000-2010**

**DECISION under SECTION 34 of the ACT of 2000**

Reference Number: 18/1357

Date of Receipt of Application: 27/09/2018

MGWR (2017) DAC  
c/o Shane Joyce  
Main Street  
Clifden  
Co. Galway  
H71R670

**I hereby give you NOTICE that the Galway County Council has by order dated 14 JUN 2019 decided to grant PERMISSION**

**To the above named, for development of land, in accordance with documents lodged, namely:**

for : restoration of the disused Railway Station at Maam Cross as an all weather, railway heritage, family tourist attraction, including : re-building a partly demolished signal cabin, refurbishment of the Goods Store, loading bank (including cattle bank), the Water Tower, and passenger platforms. Necessary repairs to existing corrugated iron stores and workshop. Re-laying track as per original layout. Car parking on site, via existing entrance, and the provision of "Portaloo" toilet facilities. **in the townland of Lurgan**

**and subject to the conditions 6 set out in the Schedule hereto.**

**Main reasons and considerations on which the decision is based:-**

The proposed development has been assessed, within the restrictions imposed by the principles of proper planning and sustainable development and having regard to the policies and objectives of Galway County Council as set out in the 2015 - 2021 County Development Plan. Based on this assessment it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and with the provisions of the Development Plan.

Signed this 14 day of June 2019 on behalf of Galway County Council

  
pp COUNTY SECRETARY

**THIS NOTICE IS NOT A GRANT OF PLANNING PERMISSION and work should not be commenced until a grant of permission is issued. Permission will be issued on the expiration of the period for the making of an appeal (i.e. four weeks from the date of the above mentioned order), if there is then no appeal before Bord Pleanala.**

**In deciding this Planning Application Galway County Council has, in accordance with section 34(3) of the Act, had regard to any submissions or observations received.**

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**SEE ATTACHED SCHEDULE**

**(CONDITION NO.'S 6)**

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A grant of permission shall cease to have effect on expiration of 5 years beginning on the date of such grant, as regards

- a) The entire development if the development to which the permission relates is not commenced during that period, and
- b) So much of the development as is not completed within that period, in the case of development which has been commenced but not completed

***Please see attached sheet for important Notice regarding Planning Appeals***



*SCHEDULE REFERRED TO - PLANNING REFERENCE NO. 18/1357*

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 27th September 2018 and as amended by the additional documentation received thereafter on the 21st May 2019, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. All surface water generated by the development shall be disposed of within the site and shall not be discharged onto the road or the adjoining property.

Reason: In the interests of proper planning and development.

3. Sight distance triangles shall be maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required.

Reason: In the interest of road safety.

4. (i) The proposed wastewater treatment plant and percolation area shall be designed, installed and operated in accordance with manufacturer details submitted and shall be in accordance with the Environmental Protection Agency publication "Code of Practice Manual 2009 - Wastewater Treatment and Disposal Systems Serving Single Houses".  
(ii) Any polishing filter shall be a minimum separation distance of 10 metres from any house, existing or proposed land drain or watercourse.  
(iii) The percolation system installation shall be supervised and certified by a suitably qualified, bonded and indemnified Engineer.  
(iv) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of 3 years from its installation and thereafter shall be kept in place at all times. Signed and dated copies of the contract shall be made available on request to the Planning Authority.

Reason: In the interests of public health.

5. The restoration and repair works hereby permitted shall harmonise with the appearance and exterior of the existing buildings on site.

Reason: In the interests of visual amenity.

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6. All recommendations contained in the bat survey report shall be implemented in full on site and the derogation licence obtained from the National Park and Wildlife Service in advance of commencing the works.

Reason: In the interests of protecting the ecology and biodiversity of the area.