



Board Direction

Ref: PL 16.240313

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th July, 2012.

The Board decided to grant permission generally in accordance with the Inspector's recommendation and conditions, as set out below.

REASONS AND CONSIDERATIONS

Having regard to the "Sustainable Rural Housing - Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005, the location of the site in a Structurally Weak Area as defined in the current County Development Plan, the local nature of the housing need and the suitability of the site for a septic tank, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, would not be prejudicial to public health and would be in accordance with the proper planning and sustainable development of the area.

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 submitted the 22nd day of December 2011 and by the further plans and particulars received on the 7th day of February, 2012, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The finished floor level of the house shall be at 104.65m as show on the site layout plan submitted to the planning authority on 22nd of December 2011.

Reason: In the interest of clarify and to ensure that the development integrates in a satisfactory manner into the landscape.

3. (1) The septic tank shall be installed and maintained in accordance with the recommendations of the EPA manual Treatment Systems for single houses.
- (2) Prior to occupation of the dwelling house the developer shall submit for the written agreement of the planning authority a certificate from an approved person with professional indemnity insurance stating that the septic tank and 'Puraflo' have been installed in accordance with the terms of the permission and the EPA manual.
- (3) Water supply and drainage arrangements, including the disposal of surface water, shall otherwise comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. The house shall be finished in nap plaster or dash with no colour components. Any stone used shall be a local stone indigenous to the area. Roof slates / tiles shall be blue/black in colour. The front door shall be of simple design in hardwood. No white PVC is permitted.

Reason: In the interest of visual amenities of the area.

5. The existing hedgerow at the north and west site boundaries shall be retained. In the first planting season following occupation of the house, the site shall be planted in accordance with the landscaping scheme received by the planning authority on 7th February 2012.

Reason: In the interest of visual amenity.

6. 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. The provisions of section 48 (10) (a) and (b) of the Act shall apply as respects an appeal to An Bord Pleanála in relation to the application of the Scheme.

Reason: It is considered reasonable that a contribution be made in accordance with a Development Contribution Scheme made for the area of the proposed development under section 48 of the Planning and Development Act, 2000.

Board Member: _____

Mary Mac Mahon

Date: 6th July, 2012

