



Board Direction

Ref: 04.241396

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th April 2013.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the Inspector's draft reasons, considerations and conditions.

REASONS AND CONSIDERATIONS

Having regard to the established residential use of the site, the limited nature and extent of the proposed development and to the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not be prejudicial to public health and would not seriously injure the amenities of the adjacent house or detract from the character of the area. The proposed development would, therefore, 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 on 12th October 2012, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. (1) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 12th October 2012 and in accordance with the requirements of the document "Wastewater Treatment Manual – Treatment

Systems for Single Houses” EPA 2009. Arrangements in relation to the on-going maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

- (2) Within three months of the first occupation of the refurbished dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

3. Prior to the commencement of development detailed proposals in respect of the decommissioning of the existing septic tank located on the site shall be submitted for the written agreement of the planning authority.

Reason: In the interest of public health.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

5. The roof colour shall be blue black, black, dark brown or dark grey. The colour of the ridge tile shall be the same as the colour of the roof.

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 contribution shall be paid prior to the 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 the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 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.

Board Member:

 Robert Ryan

Date: 19th April 2013