



An  
Bord  
Pleanála

**Board Direction**  
**PL11.246243**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on June 9<sup>th</sup> 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons, considerations and conditions set out below.

## **REASONS AND CONSIDERATIONS**

Having regard to the nature and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of adjoining neighbours or the character of the area. The proposal 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 except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. The existing dwelling and proposed granny flat shall be retained in single ownership and the granny flat shall not be sold, let or otherwise transferred or conveyed save as part of the overall farm holding as shaded in blue on the submitted drawings.

**Reason:** To restrict the use of the granny flat in the interest of residential amenity.

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

**Reason:** In the interest of public health.

- 4 The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled “Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)” – Environmental Protection Agency, 2009.

**Reason:** In the interest of public health.

**Board Member**

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Paul Hyde

**Date:** 09<sup>th</sup> June 2016