



## Board Direction

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**Ref: PL04.245858**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18<sup>th</sup> April 2016.

The Board decided by a majority of 2:1 to grant permission generally in accordance with the recommendation of the Inspector, and in accordance with the reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the nature, scale and design of the proposed development, the pattern of development in the vicinity, the character of the streetscape, and the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not detract from the Castletownshend Architectural Conservation Area, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. PlansPartic, as amended
2. The north east-facing kitchen window on the first floor shall be omitted. Prior to the commencement of the development, a complete set of amended drawings, indicating compliance with this requirement, shall be submitted to and agreed in writing with the planning authority.

**Reason:** To protect the residential amenity of the house to the east.

3. UrbanFinishes 1
4. Prior to the commencement of the development, details, including specifications, of the proposed windows shall be submitted to and agreed in writing with the planning authority.

**Reason:** To protect the character of the Castletownshend Architectural Conservation Area.

5. Prior to the commencement of development, a detailed method statement shall be submitted to and agreed in writing with the planning authority in relation to the proposed works to the stone wall at the front of the site, incorporating the following:
  - (a) a detailed photographic record of the existing stone wall,
  - (b) details of the proposed demolition of the front wall,
  - (c) a detailed schedule of works and material specifications for repair, and
  - (d) a sample panel of stonework for the proposed street front boundary.

**Reason:** To protect the architectural heritage of the area.

6. Prior to the commencement of the development details of the proposed rear (northern) boundary treatment shall be submitted to the planning authority for written agreement.

**Reason:** In the interests of visual amenity and of orderly development.

7. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house, without a prior grant of planning permission.

**Reason:** To allow potential impacts on neighbouring residential amenity to be assessed, having regard to the topography of the site and to the pattern of development in the vicinity.

8.
  - (1) The footpath at the entrance shall be dished in accordance with the requirements of the planning authority.
  - (2) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

**Reason:** To ensure satisfactory access to the development.

9.
  - (1) Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.
  - (2) Prior to commencement of development, plans and particulars shall be submitted to and agreed in writing with the planning authority in relation to the management within this site of surface water flowing from a spring, indicated on historical mapping to be located in the vicinity of the western boundary towards to rear of the site.

**Reason:** In the interests of public health and of orderly development, and to prevent flooding.

10. (1) The wastewater treatment system shall be designed, constructed and maintained in accordance with the requirements of the "Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses" issued by the Environmental Protection Agency (2009).
- (2) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of five years from the first occupancy of the house, and thereafter shall be kept in place at all times. Signed and dated copies of the contract shall be submitted to and agreed in writing with the planning authority within four weeks of the installation.
- (3) Within three months of the first occupation of the house, the developer shall submit a report from a suitably qualified and experienced person, with appropriate professional indemnity insurance, certifying that the waste water treatment system has been properly installed and commissioned and is working in a satisfactory manner.

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

11. The noise level from the waste water pump shall not exceed 55 dB(A) (corrected by a penalty for any tonal or impulsive component) at any point along the boundary of the site between 0800 and 2000 hours, Monday to Friday inclusive, and shall not exceed 45 dB(A) at any other time. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To protect the residential amenities of property in the vicinity.

12. Cables

13. CMP1

14. CDW

15. Section 48 Unspecified

Board Member: \_\_\_\_\_ Date: 18<sup>th</sup> April 2016

Fionna O' Regan