



## Board Direction

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**Ref: PL04.245995**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup> May 2016.

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

### REASONS AND CONSIDERATIONS

Having regard to the nature, scale, design and location of the proposed extension to an existing house, and to the pattern of development in the vicinity, 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, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board concurred with the screening exercise undertaken by the Inspector and his conclusions in relation to the need for appropriate assessment.

### CONDITIONS

1. PlansPartic incl. 13th October and 10<sup>th</sup> November 2015
2. ExtFinishes
3. (a) The treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority on 13<sup>th</sup> October and 10<sup>th</sup> November 2015, and in accordance with the requirements of the Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses", issued by the Environmental Protection Agency (2009). No system other than the type proposed in the submissions shall be installed unless agreed in writing with the planning authority.

- (b) Certification by the system manufacturer that the system has been properly installed shall be submitted to the planning authority within four weeks of the installation of the system.
- (c) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of five years from the date of installation of the new system 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.
- (d) Surface water soakways shall be located such that the drainage from the dwelling and paved areas of the site shall be diverted away from the location of the polishing filter.
- (e) Within three months of the installation of the proprietary effluent treatment system, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that it has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner and that the polishing filter is constructed in accordance with the standards set out in the EPA Code of Practice.

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

Board Member \_\_\_\_\_ Date: 30<sup>th</sup> May 2016  
Fionna O' Regan