



Board Direction

Ref: 27.246892

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th, November 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, to the character and pattern of existing development in the vicinity of the site and to the planning history of the site, it is considered that, subject to compliance with the conditions as set out below, the proposed development would not seriously injure the visual amenities or other amenities of the surrounding area, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board shared her concerns in relation to the character and capacity of the existing on-site effluent treatment and disposal system. However, the Board considered that this could be adequately addressed by way of the attachment of an appropriate condition to a grant of planning permission.

Conditions

- (1) Std. P and P (RETENTION)
- (2) Std. Occupancy condition and Reason
- (3) Within 3 months of the date of this Order the Applicant shall submit to and agree in writing with the planning authority a comprehensive landscaping plan for the site. The agreed scheme shall include

details of agreement in relation to the time frame for the implementation of the scheme together with a requirement that any planting that fails in the first season after planting shall be replaced.

Reason: In order to provide for screening of the dwelling and to help to visually integrate the dwelling bulk into the local environment and to soften its visual impact in the interests of visual amenity.

- (4) Within 3 months of the date of this Order the Applicant shall submit to and agree in writing with the planning authority details to ensure that on-site effluent treatment and disposal facilities comply with the standards as set out in the 'Wastewater Treatment Manual – Treatment Systems for Single Houses' published by the EPA. The agreed arrangements shall provide for the delivery and completion of any works necessary in order provide a satisfactory system for a single (7 bedroom) dwelling. In default of agreement the matter shall be referred to An Bord Pleanala for determination.

Reason: In the interest of public health.

- (5) Std. S.48 (unspecified) and Reason.

Board Member: _____ Date: 11th, November 2016
Paddy Keogh