



An
Bord
Pleanála

Board Direction
PL15.247713

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 13th 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the pattern of development in the vicinity, and to the nature and scale of the proposed development, as modified in the submission to the planning authority on the 8th day of November, 2016, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would not be prejudicial to public health nor lead to a risk of flooding, and would be generally acceptable in terms of pedestrian and traffic safety. 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 as amended by the drawings received on the 8th day of November 2016, except as may otherwise to be

required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed flat roof to the rear of the dwelling shall not be used as a terrace or amenity area, and the landing window on the southern elevation facing this roof shall be so designed that it is not capable of giving access to the flat roof area.

Reason: In the interest of protecting the residential amenities of adjoining properties.

3. Adequate visibility shall be made available and maintained for a minimum distance of 75 metres in both directions from the proposed entrance at a point 2.4 metres back from the edge of the road carriageway over a height of 1.05 metres above the road level measured from the edge of the carriageway and no impediment to visibility shall be placed planted or allowed to remain within the visibility triangle.

Reason: In the interest of pedestrian and traffic safety.

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. Details of the proposed external finishes of the dwellinghouse shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The pitched roof shall be blue-black in colour, using slates or flat profile tiles only, and the ridge tiles shall be the same colour as the roof.

Reason: In the interest of visual amenity.

6. The car parking area to the front of the site shall be constructed of permeable materials, and surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

7. The site shall be landscaped using only indigenous deciduous trees and hedge species in accordance with the details submitted with the application. This shall include the following:
 - (a) The establishment of a hedgerow along all side and rear boundaries of the site.
 - (b) Any plants which die are removed or become seriously damaged or diseased within the period of five years on completion of the development shall be replaced within the next planting season with others of similar sized species unless otherwise agreed in writing with the planning authority.

The landscaping shall be carried out within the first planting season following commencement of development.

Reason: In order to screen the development and assimilate it in the surrounding landscape in the interest of visual amenity.

8. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interests of sustainable waste management.

9.
 - (a) The treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 23rd day of June, 2016, and in accordance with the requirements of the document “Wastewater Treatment Manual: Treatment Systems for Single Houses”, Environmental Protection Agency (current edition). 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 first occupancy of the dwellinghouse 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) The invert of the tertiary filter shall be at least 0.5m below existing ground level to ensure a minimum of 900mm above the fluvial flood level.
- (f) Within three months of the first occupation of the 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 and that the polishing filter is constructed in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

10. S. 48 (unspecified)

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

Date: 13th April 2017

Philip Jones