



An
Bord
Pleanála

Board Direction
PL 27.248839

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th September 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 nature of the established access which lies within the 50 kilometre per hour speed control zone for Dunlavin, the character and low traffic volumes on the local road and sightline distances achievable, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience of road users. It is considered that the development proposed for retention would 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 further plans and particulars submitted on the 14th March 2017 and 19th May 2017.

Reason: In the interest of clarity.

2. The effluent treatment and disposal system shall be maintained 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

Date: 26th September 2017

Conall Boland