



An
Bord
Pleanála

Board Direction
PL27.249351

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th March 2018.

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 fact that the development to be retained and the proposed development is to serve a long established dwelling with adequate wastewater treatment facilities being a necessity, the details of site suitability assessment and the site specific design proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in the context of public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development to be retained and the proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application and as amended by the further plans received on the 17th day of August 2017, except as may otherwise 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 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.

a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 22nd day of December 2016 and the 17th day of August 2017, and in accordance with the requirements of the document “Wastewater Treatment Manual: Treatment Systems for Single Houses”, Environmental Protection Agency Code of Practice. Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

b) 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 in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

Board Member

Date: 6th March 2018

John Connolly