



An
Bord
Pleanála

Board Direction
BD-000269-18
ABP-300192-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th April 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 land-use zoning of the site, the existing pattern of development on the site and 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 amenity of the area, would be acceptable in terms of surface water and storm water disposal and would not seriously injure residential amenity of property in the vicinity. 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 further plans and particulars submitted on the 19th September 2017 and further plans and particulars submitted to the Board on the 19th December 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. The new dwelling hereby permitted shall be used solely as a single residential dwelling unit.

Reason: In the interest of residential amenity.

3. The windows serving all bathrooms, en-suites and walk-in wardrobes shall be permanently fitted and maintained with obscured glass.

Reason: In the interests of the proper planning and sustainable development of the area

4. (a) Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

(b) Full details and supporting calculations for surface water / storm water shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. All soakaways must be designed in accordance with BRE Digest 365 or similar as approved by the planning authority.

(c) The septic tank shall be decommissioned and removed, or cleaned out and backfilled with selected granular fill and the new connection to the public sewer shall be carried out in tandem with the permitted development, and completed to the written satisfaction of the planning authority prior to the first occupation of the new dwelling.

(d) The on-site effluent disposal system shall operate two number pumps. The system shall generate an audible alarm when either of the pumps fail or the effluent in the sump exceeds a preset level (high level alarm). The pumps shall be configured to operate in rotation or to automatically cut in should the other pump fail. The

amount of effluent pumped forward shall be metered to the satisfaction of the planning authority. The developer of the site shall maintain in perpetuity, a maintenance agreement with the suppliers of the plant or other competent persons. A log book recording all mechanical failures, maintenance and other manual interventions shall be maintained and kept at the property for inspection by the planning authority.

Reason: In the interest of public health.

5. (a) The construction of the development shall be managed in accordance with a Construction Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

(b) Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 09.00 to 14.00 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interests of public safety and residential amenity

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the

developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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: 02/05/2018

Michelle Fagan