



An
Bord
Pleanála

Board Direction
BD-001075-18
ABP-300978-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2018.

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 former use of and the location of the subject site in proximity to existing services and facilities, together with the pattern of development in the area, and the information submitted in relation to the proposed development, the Board is satisfied that, subject to compliance with the following conditions, a grant of permission for a period of 5 years, would be acceptable in terms of the policy requirements of the Kilkenny County Development Plan 2014-2020, site servicing, and traffic safety. It is considered that the proposed change of use would not injure the existing visual and residential amenities of properties in the vicinity and would be acceptable in terms the proper planning and sustainable development of the area.

Conditions

1. Planpartic
2. This permission shall be for a period of five (5) years from the date of this order. The caravans shall then be removed from the site unless, prior to the end of the period, permission for their retention has been obtained.

Reason: To allow for a review of the development having regard to the circumstances then pertaining and in the interest of the proper planning and sustainable development of the area.

3. (a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to An Bord Pleanla on the 21st day of February and 15th day of May, 2018, and in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009. 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 date of this order, 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.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place, without a prior grant of planning permission.

Reason: In order to ensure compliance with the temporary and limited nature of this planning permission and in the interests of the proper planning and sustainable development of the area.

Board Member

Date: 10/09/2018

Terry Prendergast