



An
Bord
Pleanála

Board Direction
BD-001366-18
ABP-302004-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/10/2018.

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 existing permitted residential use of the site, to the modest scale of the proposed development relative to the area of the site and subject to compliance with the conditions set out below it is considered that the proposed development would not give rise to ground or surface water pollution or endanger public health and would otherwise accord 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, 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 external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. (a) The tertiary treatment system shall be located, constructed and maintained in accordance with the details submitted to the planning authority, and in accordance with the requirements of the document "Wastewater Treatment Manual: Treatment Systems for Single Houses", Environmental Protection Agency (2009). 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 tertiary 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 date of completion of the proposed extension the subject of this grant of permission 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) Within three months of the date of completion of the proposed extension the subject of this grant of permission, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the tertiary 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.

4. S.48 Unspecified

Board Member

Date: 15/10/2018

John Connolly