



An
Bord
Pleanála

Board Direction
BD-002784-19
ABP-303251-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2019.

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 planning history of the site, and to the pattern of development in the area, it is considered that the retention of the dwelling house of modest scale, as constructed, which is not visible from public vantage points in the vicinity of the site, will have no material impact on the visual amenities of the area, notwithstanding the designated sensitivity of the surrounding landscape. Furthermore, it is considered that, subject to conditions set out below, the proposed new effluent treatment system with polishing filter would not be prejudicial to public health. The development proposed to be retained and the proposed development would not contravene the current development plan for the area, materially or otherwise, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed, and the development proposed for retention shall be retained, 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 the 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. Water supply and drainage arrangements including the attenuation of surface water shall be the subject of detailed agreement with the planning authority prior to the commencement of development.

Reason: In the interests of public health.

3. The external finishes of the dwelling shall be the subject of written agreement of the planning authority.

Reason: In the interest of visual amenity.

4. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:
 - 1 (a) the establishment of a hedgerow along all side and rear boundaries of the site, and
 - (b) planting of trees at 3 metre intervals along the southern, eastern and northern and western boundaries of the site.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

5.
 - (a) The treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 1st day of October, 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. 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 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 first occupancy of the dwellinghouse 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 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 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.

Board Member

Date: 09/04/2019

John Connolly