



An
Bord
Pleanála

Board Direction
BD-003196-19
ABP-303655-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/05/2019.

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

- 1.1. Having regard to the existing development on site, including the nature, form, appearance and scale of the proposed development for retention and the wastewater treatment system, it is considered that subject to compliance with the conditions below, the proposed development would not be prejudicial to public health, would not be likely to cause a deterioration in the quality of waters in the area and would be in accordance with the Environmental Protection Agency's 'Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)'. Furthermore, the design and siting of the extensions proposed to be retained would complement the host house, would not injure the visual amenities of the area and would be in accordance with the provisions of the Mayo County Development Plan 2014-2020. The proposed development and the proposed development for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further information received by the Planning Authority on the 21st day of December 2018, 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. The existing cottage and bungalow shall be jointly occupied as a single residential unit and the cottage shall not be sold, let or otherwise transferred or conveyed, save as part of the bungalow.

Reason: To restrict the use of the cottage in the interest of public health.

3. The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled 'Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)' – Environmental Protection Agency, 2009 and subsequent clarifications issued by the Environmental Protection Agency.

Reason: In the interest of public health.

4. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 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 order to safeguard the residential amenities of property in the vicinity.

Advice Note: Under Section 34(13) of the Planning and Development Act 2000, as amended, 'a person shall not be entitled solely by reason of permission under this section to carry out any development'.

Board Member

Date: 31/05/2019

Terry Ó Niadh