



An
Bord
Pleanála

Board Direction
BD-003775-19
ABP-304316-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2019.

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 existing dwelling house on site and to the established residential use, and to the defined and limited nature and scale of the development for which retention permission is sought, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would be acceptable in terms of pedestrian and traffic safety. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development for which retention is permitted relates solely to the extensions to the existing dwellinghouse which shall be retained and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the planning authority on the 13th day of March 2019, and the plans and

particulars received by An Bord Pleanála on the 23rd of May 2019 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. a) Within three months of the date of this Order, the existing septic tank and percolation area shall be decommissioned and removed from site.

- b) The proposed treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 13th day of March, 2019, 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.

- c) 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.

- d) 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 the installation of the system 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.

- e) 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.

f) 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 existing system has been removed from the site and the proposed proprietary effluent treatment system has been installed and commissioned in accordance with the approved details, 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.

3. Water supply and 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 and to ensure a proper standard of development.

4. During construction, the developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.

Reason: In the interests of traffic safety.

Board Member

Date: 14/08/2019

Dave Walsh