



An  
Bord  
Pleanála

**Board Direction**  
**BD-005295-20**  
**ABP-305996-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2020.

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 nature and scale of the clubhouse extension and the proposals for upgrading of the existing wastewater facilities it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and public health and would, therefore, be in accordance 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 as amended by the further plans and particulars submitted on the 10 <sup>th</sup> of September 2019 and the 8 <sup>th</sup> of October 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 prior to commencement of development
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	<p>and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> To ensure a proper standard of development.</p>
3.	<p>The existing on-site effluent treatment and disposal system serving the clubhouse shall be upgraded.</p> <p>The effluent treatment and disposal system shall be designed, installed and maintained in accordance with the requirements of the EPA Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses 2009.</p> <p>The new tertiary treatment unit and associated percolation area shall be in accordance with the detailed recommendations of the Site Assessment Report received by the planning authority on 10<sup>th</sup> of September 2019, save where alternations are needed in order to comply with the above.</p> <p><b>Reason:</b> In the interest of public health.</p>
4.	<p>The external finishes and materials of the clubhouse extension shall match those of the existing clubhouse building.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>

**Plus: Model ABP Irish Water Condition**

**Board Member**

**Date:** 05/03/2020

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Terry Ó Niadh