



An
Bord
Pleanála

Board Direction
BD-006551-20
ABP-307497-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/09/2020.

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 proposal which is amendments to a permitted development under ref no. 10/151, as extended under ref no. 15/612, and to the fact that the alterations would have no significant impact in regards to visual amenity, adjoining amenity, traffic safety or public health, the proposed development would, therefore, be acceptable in context of the proper planning and sustainable development of the area.

Conditions

1. Planpartic

2.

The development shall be carried out in accordance with conditions attached to ref no. 10151 and as extended under ref no.15612, except as may be otherwise required in order to comply with the following condition.

Reason: In the interest of clarity.

3.

(a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 23rd day of September 2019, and in accordance with the requirements of the document “Wastewater Treatment Manual: Treatment Systems for Single Houses”, Environmental Protection Agency (current edition). Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) 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 in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

Board Member

Date: 25/09/2020

Terry Prendergast