



An
Bord
Pleanála

Board Direction
BD-006735-20
ABP-307589-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2020.

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 previous planning permission for a detached dwelling house on the subject site, the unfinished nature and negative appearance of the existing development, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development for which retention permission is sought and the proposed development, would improve the visual amenities of the site and surrounding area and would not be prejudicial to public health. The development for which retention permission is sought and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development 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 on the 12th day of May 2020, 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The entrance gates to the house shall be set back not less than 4 metres and not more than 6 metres from the edge of the public road. Wing walls forming the entrance shall be splayed at an angle of not less than 45 degrees and shall not exceed 1 metre in height.

(b) The proposed front boundary wall shall match the finish of the proposed dwelling, the exact height and location of which shall be agreed in writing with the planning authority within 3 months of the date of this Order.

Reason: In the interest of traffic safety and visual amenity.

3. The water supply to serve the proposed dwelling shall have sufficient yield to serve the proposed development, and the water quality shall be suitable for human consumption. Details, demonstrating compliance with these requirements, shall be submitted to, and agreed in writing with, the planning authority prior to the occupation of the dwelling.

Reason: To ensure that adequate water is provided to serve the proposed dwelling, in the interest of public health.

4. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

5. (a) The site shall be landscaped with indigenous deciduous trees and hedging species within the first planting season following the completion of the development in accordance with the landscaping plan submitted to the planning authority on 12th May 2020.

(b) 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.

6. (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 12th day of May 2020, 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.

(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.

(c) No clean uncontaminated surface water from the roof or paved areas shall be permitted to enter the wastewater treatment system.

(d) A grease trap shall be installed to serve the food preparation area of the dwelling house and it shall be maintained in accordance with the manufacturer's instructions.

Reason: In the interest of public health.

Board Member

Date: 19/10/2020

Chris McGarry