



An
Bord
Pleanála

Board Direction
BD-007008-20
ABP-307664-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2020.

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 rural coastal landscape of the subject site, the planning history of the site, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the development would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. The proposed development for which permission is sought 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, 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. The roof colour of the proposed house shall be blue-black, black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof. The external walls shall be finished in neutral colours such as grey or off-white

Reason: In the interest of visual amenity.

3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of public health.

4. (a) The proposed waste water treatment system and polishing filter shall be located, installed and maintained in accordance with the details received by the Planning Authority on the 23rd March 2020 and the Code of Practice Waste Water Treatment and Disposal Systems Serving Single Houses (EPA, 2009) or any amended version of this document. No system other than the type proposed in submission and approved by this permission shall be installed unless otherwise agreed in writing with the Planning Authority.

(b) The invert level of the percolation piping shall be placed at 0.2m below existing ground level.

(c) Certification by the system manufacturer that it has been properly installed and tested shall be submitted to the Planning Authority within 4 weeks of the date of installation.

(d) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of 3 years from the date of first occupancy of the house. Signed and dated copies of the contract shall be submitted to and agreed with the Planning Authority within 4 weeks of the date of installation.

(e) surface water soakways shall be located such that drainage from this area shall be diverted away from the location of the wastewater treatment system.

Reason: In the interest of public health.

5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

6. 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.

7. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall be erected on the site/within the rear garden area, without a prior grant of planning permission.

Reason: In the interest of the amenities of the area.

Board Member

Date: 23/11/2020

Michelle Fagan