



An
Bord
Pleanála

Board Direction
BD-008473-21
ABP-308996-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2021.

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 provisions of the current Meath County Development Plan, the detailed design, scale and form of the proposed development, its landscape context and setting, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the lodge or of other property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	Planpartic Reason: In the interest of clarity.
2.	Prior to the commencement, revised and additional details shall be submitted to, and agreed in writing with, the planning authority's Conservation Officer:

	<p>(a) Provision of a hipped roof over the proposed kitchen/lounge block with a similar pitch to roof profile of Glebe Lodge.</p> <p>(b) Detailed designs of the proposed architectural features and external finishes of the original Glebe Lodge building and the proposed extension, which shall provide for the restoration of the architectural integrity of the original structure and appropriate distinction between the historic building and the proposed extension.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>The existing dwelling and extension shall be occupied as a single residential unit. The extension shall not be let, sold or otherwise transferred or conveyed save as part of the dwelling.</p> <p>Reason: In the interest of residential amenity.</p>
4.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:</p> <ul style="list-style-type: none"> (a) Preservation of existing hedgerows, trees and shrubs, (b) Profile and treatment of raised percolation area, (c) Proposals for the protection of all existing duration of construction works on site. <p>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.</p> <p>Reason: In the interest of visual amenity.</p>
5.	<p>(a) The treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority and in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" –</p>

	<p>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.</p> <p>(b) 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.</p> <p>(c) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of five years from the first occupancy of the dwellinghouse 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.</p> <p>(d) 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.</p> <p>(e) 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 and that the polishing filter is constructed in accordance with the standards set out in the EPA document.</p> <p>Reason: In the interest of public health.</p>
6.	<p>During construction, adequate off carriageway parking facilities shall be provided for all traffic associated with the development, including delivery and service vehicles/trucks. There shall be no parking on the public road.</p> <p>Reason: In the interest of traffic safety.</p>
7.	PA c 11

Board Member

Terry Prendergast

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Date: 09/06/2021