



An
Bord
Pleanála

Board Direction
BD-008897-21
ABP-310211-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/08/2021.

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 Meath County Development Plan 2013-2019, the existing pattern of development in the area, and the nature and scale of the proposed development and the development for which retention is sought, it is considered that subject to compliance with the conditions set out below, the proposed development and the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity and would not impact public health. The proposed development and the development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. PlansPartic
2. The final detail and external finishes of the dwelling and extension shall comply with the details indicated in the documentation received by the

Planning Authority on the 6th July 2020, unless otherwise agreed by the planning authority.

Reason: In the interest of visual amenity

3. The dwelling and extension shall be jointly occupied as a single residential unit. The proposed extension shall not be let, sold or otherwise transferred or conveyed save as part of the dwelling. The principle use of the application site shall remain in private residential use.

Reason: In the interest of proper planning and sustainable development.

4.

- a) 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. The soakway shall be constructed in accordance with the soakway design submitted to the local authority on the 24/02/21.
- b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent pollution.

5.

- a) The percolation area installed and certified by Mitchell Environmental Ltd shall be maintained in accordance with the certification submitted to the Local Authority on the 24/02/21.
- b) A maintenance contract for the treatment system shall be entered into for a minimum period of five years from the first occupancy of the proposed extension 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 date of decision.

Reason: in the interest of public health

6. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual and residential amenity.

7. Site development and building works shall be carried out only between the hours of 0800 to 1800 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.

Board Member


Stephen Bohan

Date: 12/08/2021

