An Bord Pleanála

Board Direction
BD-012282-23
ABP-312725-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/05/2023.

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 policies of the *Meath County Development Plan, 2021-2027*, it is considered that the proposed development, as amended on appeal, would comply with the objectives of the development, would not seriously injure the residential amenities of property in the vicinity and would be acceptable in terms of public health. The proposed development, therefore, would 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 as amended by the further plans and particulars submitted on the 19th day of November 2021, and as further amended by the plans and particulars received by An Bord Pleanála on the 15th of March, 2022, 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 proposed granny flat extension shall be used solely for that purpose, and shall revert to use as part of the main dwelling on the cessation of such use. **Reason:** In order to comply with the objectives of the current Development Plan for the area.
3.	The proposed alterations to the front boundary and bell mouth entrance walls shall be omitted. **Reason:** In the interest of visual amenity.
4.	The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture. **Reason:** In the interest of visual amenity.
5.	The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Any plants which die, are removed or become seriously damaged or diseased, within a period of [5] 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 suburban and rural landscape, in the interest of visual amenity.
6.	a) The treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 23rd day of December, 2022, and in accordance with the requirements of the document "Wastewater Treatment Manual: Treatment Systems for Single Houses", Environmental Protection Agency (current edition). No system other than the type proposed in the submissions shall be installed unless agreed in writing with the planning authority. 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. 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. 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. 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. **Reason:** In the interest of public health. a.
7.	a) The existing septic tank shall be decommissioned within 3 months from the commissioning of the proposed wastewater treatment system. b) The existing septic tanks shall be emptied using a licenced haulier to be disposed at a licenced place of disposal. **Reason:** In the interest of public health and to remove a threat of pollution.
8.	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 road safety.
9.	Site development and building works shall be carried only out between the hours of 08.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.
10.	All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

	Reason: In the interest of visual amenity.

Board Member Peter Mullan **Date:** 29/05/2023

Peter Mullan