

An  
Bord  
Pleanála

**Board Direction**  
**BD-012243-23**  
**ABP-312751-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2023.

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 existing dwelling on site, which is of architectural and historic merit, the policies of the Architectural and Heritage Protection - Guidelines for Planning Authorities, 2011 issued by the Department of Arts, Heritage and the Gaeltacht, and the current Louth County Development Plan, 2021-2027 and the configuration and levels of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the visual amenities and setting of the existing dwelling, would not detract from the landscape character of the area and would be acceptable in terms of traffic safety and public health. The proposed development, 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 planning application on the 24th day of May 2021, as amended by the further plans and
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	<p>particulars received by Louth County Council on the 22<sup>nd</sup> day of December 2021, 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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The existing front boundary shall be retained except to the extent that its removal is necessary to provide for the entrance to the site.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
3.	<p>The public road at the entrance to, and adjacent to, the site shall be kept free of soil, clay, gravel or other debris at all stages while the development is taking place. Care shall be taken to ensure that all vehicles leaving the site are free of any material that would be likely to be deposited on the road and, in the event of any such deposition occurring immediate steps shall be taken to remove the material from the road surface.</p> <p>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.</p> <p><b>Reason:</b> In the interest of traffic safety and to prevent pollution.</p>
4.	<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 "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.</p>



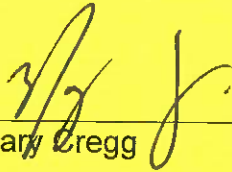
	<p>b) Certification by the system manufacturer that the system has been properly installed shall be submitted to the planning authority within four weeks of the installation of the system.</p> <p>c) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum 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><b>Reason:</b> In the interest of public health.</p>
5.	<p>Site development and building works shall be carried only out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in</p>





	<p>exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
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Board Member

  
Mary Cregg

Date: 22/05/2023

