



An  
Bord  
Pleanála

**Board Direction**  
**BD-012658-23**  
**ABP-313624-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

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 provisions of the current development plan for the area, the nature, scale and design of the proposed development which comprises extensions / alterations to an existing residential dwelling, and which includes the upgrading of existing the on-site wastewater treatment and disposal system to current EPA standards and the installation of a new surface water soakway in compliance with BRE365, and having regard to the separation distance between the subject extension and its most proximate neighbouring dwelling, it is considered that, subject to compliance with the conditions set out below, the proposed development would not impact on the residential amenity of adjoining properties and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1.	<p>The proposed 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 received by the planning authority on the 16<sup>th</sup> 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 proposed 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>(a) The proposed new wastewater treatment and disposal system shall be located, constructed, and maintained in accordance with the details submitted to the planning authority and in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2021. Arrangements in relation to the ongoing maintenance of the system shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.</p> <p>(b) The existing septic tank shall be decommissioned, desludged, and removed from the site in accordance with the EPA Code of Practice (2021).</p> <p>(c) Within three months of the first occupation of the extended dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the existing septic tank has been decommissioned and the proposed wastewater treatment and disposal system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA document</p>

	<b>Reason:</b> In the interests of public health
3.	The existing dwelling and extension shall be jointly occupied as a single residential unit and the proposed extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.  <b>Reason:</b> To restrict the use of the extension in the interest of residential amenity
4.	Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.  <b>Reason:</b> In the interest of visual amenity.
5.	Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.  <b>Reason:</b> In the interest of public health
6.	All surface water generated within 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 or to the effluent disposal system  <b>Reason:</b> In the interests of traffic safety and to prevent pollution

Board Member

  
Eamonn Patrick Kelly

Date: 28/06/2023