



An
Bord
Pleanála

Board Direction
BD-015150-24
ABP-315238-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/01/2024.

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 nature and scale of the development, the provisions of the current Tipperary County Development Plan and having regard to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the visual or general amenities of the area or property in the vicinity and would not be detrimental to the character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The proposed development shall comply with the plans and particulars lodged with the application submitted, 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 |
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| | <p>and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p> |
| 2. | <p>The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.</p> <p>Reason: In the interest of visual amenity.</p> |
| 3. | <p>(a) Domestic effluent from the extended dwelling shall discharge to a Tertiary Treatment System and Infiltration/Treatment area (DWWTS) that shall be designed, located and constructed in accordance with the requirements of 'EPA 2021' Code of Practice - Domestic Wastewater Treatment Systems. The separation distances required under the EPA 2021 Code of Practice shall be adhered to.</p> <p>(b) Location, construction and commissioning of the DWWTS shall be supervised by a Civil Engineer or appropriately qualified individual, who upon completion of works/commissioning shall submit to the Planning Authority certification (to include photographs) that the system has been laid out and constructed in accordance with the EPA 2021 Code of Practice - Domestic Wastewater Treatment Systems, within three months of installation.</p> <p>(c) The owners/occupiers of the subject site shall be responsible for the maintenance of their DWWTS.</p> <p>(d) The existing septic tank and percolation area shall be decommissioned once the proposed system is operational.</p> <p>Reason: In the interests of public health.</p> |
| 4. | <p>Surface water from the site shall not be permitted to drain onto the adjoining public road.</p> <p>Reason: In the interest of traffic safety.</p> |
| 5. | <p>Site development and building works shall be carried out only between the</p> |

hours of 0700 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.

Note: The Board were mindful of the fact that references to outbuildings are a matter for the enforcement section of Tipperary County Council and are not the subject of this application.

Board Member


Liam Bergin

Date: 22/01/2024