

An  
Bord  
Pleanála

**Board Direction**  
**BD-012854-23**  
**ABP-315974-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2023.

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**

It is considered that the proposed development which involves the renovation and completion of an existing structure on site, subject to the conditions set out below would not seriously injure the amenities of the area, would not be prejudicial to public health, would be acceptable in terms of traffic safety and convenience and is therefore considered to be in accordance with the proper planning and sustainable development of the area.

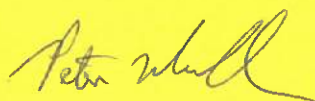
### **Conditions**

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| 1. | The development should be carried out and completed in accordance with the plans and particulars lodged with the planning application as amended by the further plans and particulars submitted on the 20th day of January 2023, 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 the commencement of development and |
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	<p>the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interests of clarity</p>
2.	<p>The external finishes of the proposed extension including roof tiles/slates shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.</p> <p><b>Reason;</b> In the interest of visual amenity.</p>
3.	<p>(a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 20th of January 2023 and in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems serving Single Houses (p.e.≤ 10) – Environmental Protection Agency 2021.</p> <p>(b) 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 wastewater treatment 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> <p><b>Reason:</b> In the interests of Public Health</p>
4.	<p>The applicant shall decommission the existing wastewater treatment system in line with the EPA guidelines. All existing septic tank wastewater (liquid and sludge) shall be pumped out completely by a licensed contractor and shall be disposed/recovered at an appropriately permitted facility.</p> <p><b>Reason:</b> In the interests of public health and environmental sustainability.</p>
5.	<p>Details of the surface water and drainage arrangements relating to the site shall be agreed in writing with the planning authority prior to the commencement of development.</p> <p><b>Reason:</b> in the Interests of public health.</p>

6.	<p>The proposed entrance serving the dwelling shall incorporate the following:</p> <ul style="list-style-type: none"> <li>(a) No part of the entrance (gates, piers, fencing, walls) shall exceed 850mm in height.</li> <li>(b) Details of any gates being installed at the entrance shall be the subject of written agreement with the planning authority prior to the commencement of development.</li> <li>(c) Details of the finishes at the proposed entrance shall be the subject of written agreement with the planning authority prior to the commencement of development.</li> </ul> <p><b>Reason:</b> In the interests of visual amenity and traffic safety.</p>
7.	<p>The developer shall pay to the planning authority a financial contribution of €1,570 in respect of public infrastructure compatibilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the development contribution scheme made under section 48 of the Planning and Development Act 2000 (as amended). The contribution shall be paid prior to the commencement of development are in such phased payments as the planning authority may facilitate and shall be the subject to any applicable indexation provisions of the scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.</p> <p><b>Reason:</b> It is considered reasonable that the developer should contribute towards the expenditure that was incurred by the planning authority in respect of works which have facilitated the proposed development.</p>

Board Member



Peter Mullan

Date: 10/07/2023

