



An
Bord
Pleanála

Board Direction
BD-017524-24
ABP-318973-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/09/2024.

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 provisions of the Limerick Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development will not be seriously injurious to existing visual or residential

amenities, will not be prejudicial to public health, and will not result in a traffic hazard. It is considered that the proposed development is in the interests of 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 on 1 st June, 2023, 5 th September, 2023 and 13 th December, 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 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 external walls shall be finished in neutral colours such as grey or off-white. Reason: In the interest of visual amenity.
3	The garage shall not be used for human habitation, commercial use, industrial use or for any other purpose other than for a purpose incidental to the enjoyment of the dwelling. Reason: In the interests of orderly development.
4	The front boundary wall and entrance shall comply with the requirements of the planning authority for such works. Prior to commencement of development the applicant shall submit such details to the planning authority for agreement in writing. Reason: In the interests of traffic safety.
5	Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works. Reason: To ensure adequate servicing of the development, and to prevent pollution.
6	(a) 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. (b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage. Reason: In the interest of traffic safety and to prevent pollution.
7	(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 entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2021. No system

	<p>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 commissioning of plant 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 soakaways 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 commissioning of the treatment system, 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>Reason: In the interest of public health.</p>
8	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
9.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0900 to 1300 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Board Member



Liam Bergin

Date: 19/09/2024