



An
Bord
Pleanála

Board Direction
BD-018162-24
ABP-319929-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2024.

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 submissions made in connection with the application and the nature and scale of the proposed development and the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with Section 13.9.21 with respect to the provision of ancillary living accommodation as set out in the Louth County Development Plan 2021 – 2027, as varied, would not be injurious to the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1	The development shall be carried out, completed and retained in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.
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	Reason: In the interests of clarity.
2	<p>The development shall be amended as follows:</p> <p>(a) The proposed glazed link extension shall be omitted.</p> <p>(b) The attic space shall be converted back to incidental storage space to the main dwelling.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to the planning authority for written agreement within 3 months of the date of this order, and works to complete the conversion as per agreed revised drawings shall be carried out with 18 months of the date of this order.</p> <p>Reason: In the interests of visual amenity and to restrict the use of the extension in the interest of residential amenity.</p>
3	<p>The independent family unit for a family member(s) shall not be sold, let or otherwise conveyed as an independent living unit and shall revert to use as part of the main dwelling on the cessation of such use. The existing garden and curtilage of the overall residential property on this site shall not be subdivided.</p> <p>Reason: In order to comply with the policy objectives of the development plan HOU 41 and HOU 42 for the area.</p>
4	<p>(a) The percolation/polishing filter area shall not be decommissioned and shall be retained in its current position as implemented under Planning register reference number 07/574.</p> <p>(b) The 8PE septic tank/ wastewater treatment system shall be relocated and no part of it shall be closer than 7 m to the converted garage, and installed in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) " – Environmental Protection Agency, 2021. Within 12 months of the date of this grant of permission, the applicant shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.</p> <p>Reason: In the interest of public health and to prevent water pollution.</p>
5	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800] Mondays to Friday 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</p>

	<p>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>
6	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health and surface water management.</p>
7	<p>All public service cables for the development, including electrical and telecommunications cables, shall be located underground.</p> <p>Reason: In the interest of visual amenity.</p>

Board Member


Liam Bergin

Date: 12/11/2024