



An
Bord
Pleanála

Board Direction
BD-019210-25
ABP-320758-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2025.

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 of the proposed development, the scale of the development, the pattern of development in the area and the existing residential use on site and the provisions of the Clare County Development Plan 2023-2029 it is considered that the proposed development would not seriously injure the amenities of the area of property in the vicinity, would not exacerbate flooding or be prejudicial to public health and would otherwise be in accordance with the proper planning and sustainable development of the area.

Conditions

1. (a) The development shall be carried out and completed in accordance with the drawings and particulars as received by the Planning Authority on the 21st day of February 2024 and in accordance with the drawings and particulars received by the Planning Authority on the 23rd day of July 2024, except as may otherwise be required in order to comply with the following conditions.
Where such conditions require points of detail to be agreed with the Planning

Authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

(b) This planning permission permits a side extension and fenestration changes to existing cottage only. The proposed garage shall be omitted. 11.3.

Reason: In the interest of clarity.

2. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise used as a separate dwelling unit. 11.5. Reason: In the interest of clarity and orderly development.

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3. (a) The disposal of surface water shall comply with the requirements of the planning authority for such works and services.
(b) 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 into the wastewater treatment system or onto the public road or adjoining properties.
(c) The surface water management proposals as set out in the further information response received by the Planning Authority on the 23rd July 2024 shall be implemented in full and shall be in place and operational prior to the occupation of the proposed development.

Reason: In the interest of the proper planning and development in the area and to prevent flooding arising from the development.

4. Prior to the commencement of any development works on the site;
(a) the applicant shall submit to the planning authority for their agreement an assessment of the existing septic tank and the means of percolation on the site indicating the capacity and adequacy of the current system to satisfactorily treat anticipated effluent loading. The assessment shall also include details necessary to show compliance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection

Agency including any recommendations for amending and upgrading the current system on the site to comply with the Code of Practice.

(b) the applicant shall comply with all requirements and recommendations determined by the planning authority following the receipt of the assessment and where necessary submit any documentation required to indicate compliance with such requirements and recommendations.

Reason: In the interest of safeguarding groundwaters and the protection of public health.

5. Details of the materials, boundary treatments, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Roof colour shall be blue-black, black, dark brown or dark grey in colour only.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development

Board Member


Paul Caprani

Date: 14/03/2025