

An
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Pleanála

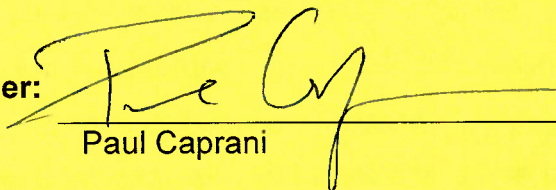
Direction
CD-020149-25
ABP-320923-24

The submissions on this file and the Inspector's report were considered at a meeting held on 04/07/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Paul Caprani

Date: 07/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the existing dwelling on site, and the proposal to upgrade the effluent treatment system to serve this dwelling it is considered that the proposed development would, subject to conditions set out below, would not be prejudicial to public health and would decommission the current septic tank which is located on lands outside the applicants ownership and would therefore be in accordance with 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 by the planning authority on 28th June 2024 and 6th September 2024, 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. (a) The effluent disposal system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on the 28th June 2024 and shall be 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. Photographic evidence of the installation of the secondary unit, distribution chamber and percolation trenches/ polishing filter and pipes shall be submitted on completion of the system.
(b) Within 1 month of the completion of the upgraded effluent system, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the upgraded effluent treatment system has been installed, in accordance with this condition.

Reason: To ensure the provision of an adequate sewage disposal system, in the interests of public health and residential amenity.

3. Upon completion of the upgraded effluent treatment system the existing septic tank serving the dwelling shall be removed or backfilled with inert material unless otherwise agreed in writing by the Planning Authority.

Reason: To prevent groundwater contamination