

An  
Coimisiún  
Pleanála

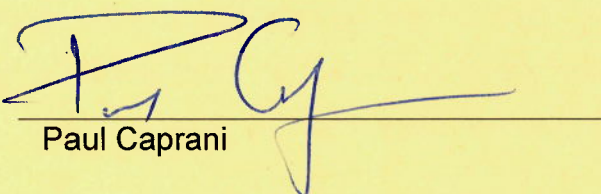
**Direction**  
**CD-020756-25**  
**ABP-322586-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 23/09/2025.

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:** 23/09/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the provisions of the Longford County Development Plan 2021-2027, and specifically the sites location outside a 'Rural Area under Strong Urban Influence' together with the location and the characteristics of the site and the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with Policy Objectives CPO 4.26, CPO 4.27 and CPO 4.28, would be acceptable in terms of on-site wastewater treatment arrangements and would not seriously detract from the visual amenity or

landscape character of the area. The proposed development would, therefore, be in accordance with the proper planning and 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, 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 fenestration arrangements which shall include timber framed windows with granite cills together with precise details of the proposed entrance porch shall be submitted for the written agreement of the planning authority prior to the commencement of development.
  - (b) The roof colour of the proposed house and garage shall be blue-black, black, dark brown or dark-grey slate. The colour of the ridge tile shall be the same as the colour of the roof.
  - (c) The external walls shall be finished in neutral colours such as grey or off-white.

**Reason:** In the interest of visual amenity.

3. 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.



**Reason:** In the interest of traffic safety and to prevent flooding or pollution.

4. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) the establishment of a hedgerow along all boundaries of the site,
- (b) planting of trees at intervals along the boundaries of the site, and
- (c) a timeframe for implementation

Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity, and to comply with Section DMS16.93 of the Longford County Development Plan 2021-2027.

5. (a) The wastewater treatment system hereby permitted shall be in accordance with the standards set out in the document entitled "Code of Practice: Wastewater Treatment Systems for Single Houses" Environmental Protection Agency, 2009, or "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ )" Environmental Protection Agency, 2021.
- (b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be

provided in accordance with the standards set out in the relevant Environmental Protection Agency document referred to above.

- (c) Within three months of the first occupation of the dwelling, the developer 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.

**Reason:** In the interest of public health and to prevent water pollution.

- 6. (a) The developer shall engage a suitably qualified (license eligible) archaeologist to carry out an Archaeological Impact Assessment (AIA) in advance of any site preparation works and groundworks, including site investigation works/topsoil stripping/site clearance/dredging and/or construction works.
- (b) The AIA shall involve an examination of all development layout/design drawings, completion of documentary/cartographic/ photographic research and fieldwork, the latter to include, where applicable - geophysical survey, underwater/marine/intertidal survey, metal detection survey and archaeological testing (consent/licensed as required under the National Monuments Acts), building survey/ analysis, visual impact assessment.
- (c) The archaeologist shall prepare a comprehensive report, including an archaeological impact statement and mitigation strategy, to be submitted for the written agreement of the planning authority in advance of any site preparation works, groundworks and/or construction works.
- (d) Where archaeological remains are shown to be present, preservation in-situ, establishment of 'buffer zones', preservation by record (archaeological excavation) or archaeological monitoring may be required and mitigatory measures to ensure the preservation and/or recording of



archaeological remains shall be included in the AIA. Any further archaeological mitigation requirements specified by the Local Authority Archaeologist, following consultation with the National Monuments Service, shall be complied with by the developer.

- (e) The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

**Reason:** To ensure the continued preservation [either in situ or by record] of places, caves, sites, features or other objects of archaeological interest.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities 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 commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.