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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: LB/180935**

**Appeal** by Seán MacEntee of Balfaddock, Slane, County Meath against the decision made on the 3<sup>rd</sup> day of April, 2019 by Meath County Council to grant subject to conditions a permission to Thomas and Rita Gorman care of Declan P. Walsh and Company of Main Road, Tullyallen, Drogheda, County Louth in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of existing rear extension to dwellinghouse as laid out and constructed from that as granted under planning register reference number 85/251. Retention is also sought for existing side sun-lounge extension to dwellinghouse. Retention is also sought for existing septic tank and percolation area as laid out and constructed at altered location from that granted under planning register reference number 85/251, all at Balfaddock, Slane, County Meath.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the existing dwellinghouse on site, to the established residential use, and to the defined and limited nature and scale of the development for which retention permission is sought, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would be acceptable in terms of pedestrian and traffic safety. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development for which retention is permitted relates solely to the extensions to the existing dwellinghouse which shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 13<sup>th</sup> day of March 2019, 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 and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2.
  - (a) Within three months of the date of this Order, the existing septic tank and percolation area shall be decommissioned and removed from site.
  - (b) The proposed treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 13<sup>th</sup> day of March, 2019, and in accordance with the requirements of the document entitled “Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.  $\leq 10$ )” – Environmental Protection Agency, 2009. No system other than the type proposed in the submissions shall be installed, unless agreed in writing with the planning authority.

- (c) 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.
- (d) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of five years from the date of the installation of the system 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.
- (e) Surface water soakways 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.
- (f) Within three months of the date of this Order, the developer shall submit a report from a suitably qualified person with professional indemnity insurance, certifying that the existing system has been removed from the site and the proposed proprietary effluent treatment system has been installed and commissioned in accordance with the approved details, is working in a satisfactory manner and that the polishing filter is constructed in accordance with the standards set out in the Environmental Protection Agency document.

**Reason:** In the interest of public health.

3. Water supply and drainage arrangements, including the disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** in the interest of public health and to ensure a proper standard of development.

4. During construction, the developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development for retention, including delivery and services vehicles/trucks. There shall be no parking along the public road.

**Reason:** In the interest of traffic safety.

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**Dave Walsh**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**