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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: RA/190008**

**Appeal** by Matt Brady care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford against the decision made on the 14<sup>th</sup> day of June, 2019 by Meath County Council to grant subject to conditions a permission to Fionn O hEadhra care of Joe Rossney Architect of 12 Bulfin Road, Kilmainham, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** The refurbishment and single storey extension of a single storey house and construction of a single storey detached garage. The proposed development will also consist of the demolition of existing lean to structure to the rear (north) of the existing house, demolition of existing external garage and shed structure to the side (east) of the existing house and demolition of external boiler room to the rear of the existing house and construction of a single storey extension to the side (west) of the existing house. The proposed ground floor extension measures 37 square metres (total gross house area including existing house is 140 square metres). The development will also consist of the construction of a single storey detached garage of 51 square metres in the north east corner of the site. The proposed

development will also consist of general remedial works to the existing house layout including removal of walls. The development will also consist of the decommissioning of the existing septic tank in adjacent lands in separate ownership to the north by disconnection within the site boundary and reconnecting to a new proposed secondary treatment unit and polishing filter to the west of the existing house within the site boundary and all associated site works, all at Mount View, The Mayne, Clonee, 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 provisions of the Meath County Development Plan 2013-2019, the nature and scale of the proposed development and the suitability of the site for the safe disposal of domestic effluent and surface water drainage, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not lead to flooding, and would not be prejudicial to public health. The proposed development 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, as amended by the further plans and particulars submitted on the 21<sup>st</sup> day of May, 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 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 proposed effluent treatment system and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 10<sup>th</sup> day of January, 2019, and in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" Environmental Protection Agency, 2009. Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) Within three months of the installation of the proposed effluent treatment system and polishing filter, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner 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. The garage shall be used solely for non-habitable uses ancillary to the main house and shall not be used for the carrying out of any trade or business or sold, let or otherwise transferred or conveyed save as part of the dwelling.

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

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

**Dated this            day of            2019**