



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19776

Appeal by John Aylmer and Deirdre Hughes of Drumharriff, North Commons, Carlingford, County Louth against the decision made on the 11th day of June, 2020 by Louth County Council to grant subject to conditions a permission to Roisin Carroll care of P. Herr and Associates of Block 4, Third Floor, Quayside Business Park, Mill Street, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission for alterations to the site size/boundaries and alternative wastewater treatment system to development previously granted under planning register reference numbers 10151 and 15612, at North Commons, Carlingford, County Louth.

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 nature and scale of the proposal, which is for amendments to a permitted development under planning register reference number 10/151, as extended under planning register reference number 15/612, and to the fact that the alterations would have no significant impact in regards to visual amenity, adjoining amenity, traffic safety or public health, it is considered that the proposed development, subject to compliance with the conditions set out below, would be acceptable in the context of 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 received by the planning authority on the 19th day of May, 2020, 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. The development shall be carried out and completed in accordance with the terms and conditions of the permission granted under planning register reference number 10/151, as extended under planning register reference number 15/612, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

3. (a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 23rd day of September 2019, and in accordance with the requirements of the document “Wastewater Treatment Manual: Treatment Systems for Single Houses”, Environmental Protection Agency (current edition). 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 first occupation of the dwelling, 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 EPA document.

Reason: In the interest of public health.

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

Dated this day of 2020.