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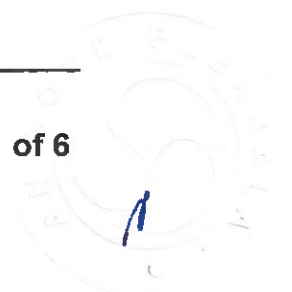
**Planning and Development Acts 2000 to 2020**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: RA/200150**

**Appeal** by Joan Hayden care of Michael Halligan Planning Consultants of Seapoint House, Balbriggan, County Dublin and by Martin Hayden care of Declan Brassil and Company Limited of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 25<sup>th</sup> day of November, 2020 by Meath County Council to grant subject to conditions a permission to Aidan Eagers care of James McInerney Planning Consultant of 8 Rochford Park, Kill, Naas, County Kildare in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Demolition of existing single storey rear extension and the construction of a new single storey extension to the rear of the original single storey gate lodge dwelling, extension to comprise of two separate blocks and links, on-site packaged waste water treatment system and percolation area, rainwater harvesting tank and all associated site works, all at Glebe Lodge, Moyglare Road, Moyglare, Maynooth, County Meath, as revised by the further public notice received by the planning authority on the 2nd day of November, 2020.



## **Decision**

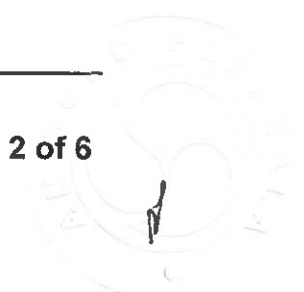
**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **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 current Meath County Development Plan, to the detailed design, scale and form of the proposed development and to its landscape context and setting, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the lodge or of other property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.



## Conditions

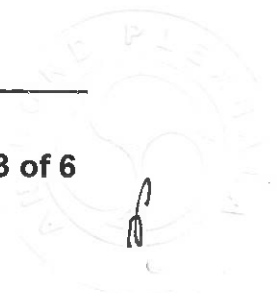
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer 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. Prior to commencement of development, revised and additional details shall be submitted to, and agreed in writing with, the planning authority's Conservation Officer as follows:
  - (a) Provision of a hipped roof over the proposed kitchen/lounge block with a similar pitch to roof profile of Glebe Lodge.
  - (b) Detailed designs of the proposed architectural features and external finishes of the original Glebe Lodge building and the proposed extension, which shall provide for the restoration of the architectural integrity of the original structure and appropriate distinction between the historic building and the proposed extension.

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

3. The existing dwelling and the proposed extension shall be occupied as a single residential unit. The extension shall not be let, sold or otherwise transferred or conveyed save as part of the dwelling.



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

4. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of 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) Preservation of existing hedgerows, trees and shrubs.
  - (b) Profile and treatment of raised percolation area.
  - (c) Proposals for the protection of all existing plants for the duration of construction works on site.

Any plants 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 the interest of visual amenity.

5. (a) The treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority 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.

- (b) 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.
- (c) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of five years from the first occupancy of the dwelling house 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.
- (d) Surface water soakaways 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.
- (e) 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 and that the polishing filter is constructed in accordance with the standards set out in the EPA document.

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

6. During construction, adequate off-carriageway parking facilities shall be provided for all traffic associated with the development, including delivery and service vehicles/trucks. There shall be no parking on the public road.

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

7. All waste generated during construction, including surplus excavation material to be taken off site, shall be only recovered or disposed of at an authorised site which has a current Waste License or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the re-use of excavated material within the applicant's site boundary.

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

*Terry Prendergast*

Terry Prendergast

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this 14<sup>th</sup> day of June 2021.