



An  
Bord  
Pleanála

**Board Order**  
**ABP-312725-22**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: LB/202104**

**Appeal** by John and Michelle McCloskey of Windfields, Colpe West, Drogheda, County Meath against the decision made on the 17<sup>th</sup> day of January, 2022 by Meath County Council to grant subject to conditions a permission to Sheena and Paul Kierans care of McKevitt King Architects of 50 North Road, Drogheda, County Louth in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a new single storey 'family flat' extension to rear of existing dwelling. Existing septic tank to be decommissioned and proposed new wastewater treatment system and percolation area installed. All associated site works, all at 'Graigue', Beamore Road, Colpe West, Drogheda, County Meath, as revised by the further public notices received by the planning authority on the 13<sup>th</sup> day of December, 2021 which included a reduction in size and relocation of new single storey 'family flat' extension to rear of dwelling.

### **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.**

*pm*

## Reasons and Considerations

Having regard to the policies of the Meath County Development Plan 2021-2027, it is considered that, subject to compliance with the conditions set out below, the proposed development, as amended by the applicant's response to the third-party appeal received by the Board on the 15<sup>th</sup> day of March, 2022, would comply with the objectives of the development plan, would not seriously injure the residential amenities of property in the vicinity, and would be acceptable in terms of public health. The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed 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 19<sup>th</sup> day of November, 2021, and as further amended by the plans and particulars received by An Bord Pleanála on the 15<sup>th</sup> day of March, 2022, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. The proposed granny flat extension shall be used solely for that purpose and shall revert to use as part of the main dwelling on the cessation of such use.

**Reason:** In order to comply with the objectives of the current development plan for the area.

*pm*

3. The proposed alterations to the front boundary and bell mouth entrance walls shall be omitted.

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

4. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

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

5. 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. 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 order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

6. (a) The treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details received by the planning authority on the 23<sup>rd</sup> day of December, 2020, and in accordance with the requirements of the document "Wastewater Treatment Manual: Treatment Systems for Single Houses", Environmental Protection Agency (current edition). No system other than the type proposed in the planning application 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.

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- (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 dwellinghouse 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 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.
- (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.

- 7. (a) The existing septic tank shall be decommissioned within three months from the commissioning of the proposed wastewater treatment system.
- (b) The existing septic tank shall be emptied using a licenced haulier to be disposed at a licenced place of disposal.

**Reason:** In the interest of public health and to remove a threat of pollution.

*PM*

8. 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 road safety.

9. Site development and building works shall be carried only out between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

10. All public service cables for the proposed development, including electrical and telecommunications cables, shall be located underground throughout the site.

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



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**Peter Mullan**

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

Dated this *4th* day of *June*, 2023.