

---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 21/635**

**Appeal** by Dolores Connolly of Ravensdale Lodge, Ravensdale, Dundalk, County Louth against the decision made on the 20<sup>th</sup> day of January, 2022 by Louth County Council to grant subject to conditions a permission to Grainne Ryan care of ECC Design and Engineering Limited of Jenkinstown Business Park, Jenkinstown, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Extension to rear of existing dwellinghouse, new wastewater disposal system and all associated site development works at Gate Lodge, Anaverna, Ravensdale, Dundalk, 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.**

## Reasons and Considerations

Having regard to the existing dwelling on site, which is of architectural and historic merit, the policies of the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in October, 2011, the current Louth County Development Plan 2021-2027 and the configuration and levels of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the visual amenities and setting of the existing dwelling, would not detract from the landscape character of the area and would be acceptable in terms of traffic safety and 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 received by the planning authority on the 22<sup>nd</sup> day of December, 2021, 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 existing front boundary shall be retained except to the extent that its removal is necessary to provide for the entrance to the site.

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

3. The public road at the entrance to, and adjacent to, the site shall be kept free of soil, clay, gravel or other debris at all stages while the development is taking place. Care shall be taken to ensure that all vehicles leaving the site are free of any material that would be likely to be deposited on the road and, in the event of any such deposition occurring immediate steps shall be taken to remove the material from the road surface.

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 traffic safety and to prevent pollution.

4. (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 "Wastewater Treatment Manual: Treatment Systems for Single Houses", Environmental Protection Agency (current edition). 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 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.

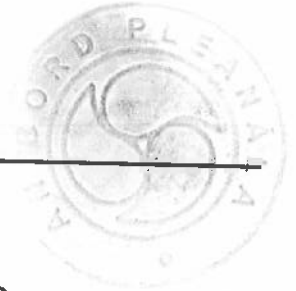
5. Site development and building works shall be carried only out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written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

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



Mary Cregg

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



Dated this 23<sup>rd</sup> day of May 2023.