

An
Bord
Pleanála

Board Order
ABP-313387-22

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 21/1264

Appeal by Darren Moonan of Old Mellifont Road, Begrath, Drogheda, County Louth against the decision made on the 24th day of March, 2022 by Louth County Council to grant subject to conditions a permission to Dermot and Sarah O'Neill care of O'Boyle Architects of O'Growney Street, Athboy, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: New 170.1-square metre two-storey extension to side of the existing dwelling and retention permission for the existing 68.3-square metre two-storey extension to the rear and any ancillary site works, all at Begrath Cottage, Begrath, Tullyallen, County Louth, as revised by the further public notices received by the planning authority on the 3rd day of March, 2022 which include upgrading the existing wastewater treatment system and soakaway.

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Decision

GRANT permission for the above 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 policies and objectives of the Louth County Development Plan 2021-2027, the location of the existing dwelling and its setting within the site, and the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the area, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not endanger public safety by reason of traffic hazard 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.

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Conditions

1. The proposed development shall be retained, 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 3rd 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The proposed new wastewater treatment system shall be in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2021.
- (b) The existing septic tank shall be decommissioned, desludged and removed from the site in accordance with the EPA Code of Practice (2021).

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- (c) Within three months of the decommissioning of the existing septic tank and the installation of the proposed wastewater treatment system and polishing filter, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the existing septic tank has been decommissioned and removed from the site and the proposed wastewater treatment system and polishing filter 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. Details of the materials, colours and textures of all the external finishes and boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

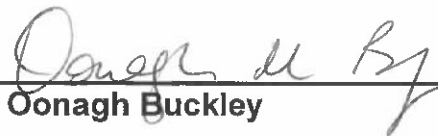
4. The existing dwelling and extensions shall be jointly occupied as a single residential unit and the extensions shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

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5. Prior to commencement of development on the proposed new extension, a full and detailed construction management plan shall be submitted to, and agreed in writing with, the planning authority which shall include, inter alia, a construction programme for the works, hours of operation, a traffic management plan, noise and dust mitigation measures (including details of a truck wheel wash at the site entrance) and details of construction lighting. A Construction Manager shall be appointed to liaise directly with the various sections of the planning authority.

Reason: In the interest of residential amenity, traffic and pedestrian safety and proper planning and sustainable development.

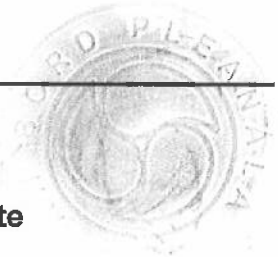


Oonagh Buckley

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this *6th* day of *July* 2023