

**An
Bord
Pleanála**

**Board Order
ABP-316106-23**

Planning and Development Acts 2000 to 2022

Planning Authority: Longford County Council

Planning Register Reference Number: 22/271

Appeal by Declan Fagan of Aughnagarron, Granard, County Longford against the decision made on the 28th day of February, 2023 by Longford County Council to grant subject to conditions a permission to Thomas Fox and Carol Dunphy care of Emer Mulvey of Aughnagrana, Drumshanbo, County Leitrim in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Complete renovation works to an existing two-storey vacant detached dwelling with the removal of internal chimney, replacement of existing front entrance with window on the south face and additional Velux windows to new roof, and (2) construction of a new single storey extension to the north/west face of the existing detached dwelling, modify the driveway and form a new vehicular entrance with proposed treatment system and percolation area and all associated site works and services, all at Aghnagarron, Granard, County Longford.

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

It is considered that the proposed development, subject to compliance with the conditions set out below, would comply with the rural housing policies of the planning authority as set out in the Longford County Development Plan 2021-2027, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and would not seriously injure the amenities of the area. 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 17th day of February, 2023, 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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

3. (a) A proprietary effluent treatment and disposal system shall be provided. This shall be designed, constructed and maintained in accordance with the requirements of the planning authority. Details of the system to be used, and 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) Treated effluent shall be discharged to a raised percolation area which shall be provided in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2021.
- (c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health.

4. (a) Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.
- (b) Existing road drainage shall not be impaired and the drainage arrangements for the area between the new roadside boundary and the road edge shall comply with the requirements of the planning authority.

Reason: In the interest of traffic safety and to prevent pollution.

5. (a) The existing site boundary along the public roadway shall be removed and replaced as set out in drawing number TFCD-022-PL006 received by the planning authority on the 17th day of February, 2023 and date stamped as complete on the 20th day of February, 2023. A new boundary shall be set back behind the sightline in accordance with the requirements of the planning authority. The existing boundaries that are not removed/set back shall be maintained to no more than one metre in height.
- (b) The clearance of the wall and hedge/trees impeding the sightline shall be carried out as soon as construction work commences on the site.
- (c) The proposed vehicular access shall be provided with splayed wing walls at 45-degree angles.

- (d) The area of ground between the edge of the existing public road and the line of the new boundary wall/fence shall be filled with a minimum depth of 450 millimetres suitable granular material and capped with clause 804 granular material type B (or equivalent), to a minimum depth of 200 millimetres, properly compacted. This filling should slope away from the existing road edge at a minimum slope of 2.5% and particular care should be taken to ensure that the storm water run-off from the area and the adjoining public road is disposed of properly to an adjoining watercourse. This entire area shall be surfaced with a final layer of material in accordance with the relevant current standards of Transport Infrastructure Ireland.
- (e) Any utility poles exposed shall be relocated to a position adjoining the new front boundary at the developer's expense.

Reason: In the interest of traffic safety.

6. All necessary measures shall be taken by the developer to prevent spillage or deposition of material on the public road during site development and construction work, and any accidental spillages shall be cleared up immediately.

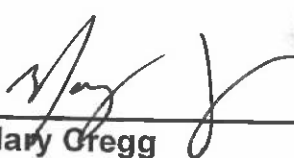
Reason: In the interest of traffic safety.

7. Prior to commencement of development, the developer shall enter into water and/or wastewater water connection agreement(s) with Uisce Eireann (formerly Irish Water).


Reason: In the interest of public health.

8. Prior to commencement of development, the developer shall consult with the utility provider in relation to the overhead line which traverses the site.

Reason: In the interest of orderly development and safety.



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



Dated this 24th day of July 2023.