



An
Bord
Pleanála

Board Order

ABP-319114-24

Planning and Development Acts 2000 to 2022

Planning Authority: Longford County Council

Planning Register Reference Number: 23/60182

Appeal by Mick Fenelon care of Vitruvius Hibernicus of Convent Road, Longford against the decision made on the 13th day of February, 2024 by Longford County Council to grant subject to conditions a permission to Kevin Dowd care of O'Neill O'Reilly and Associates of Carricknabrick House, Loughduff, County Cavan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of changes to windows and doors and addition of windows and doors, extension to front of garage at ground floor and first floor extension over ground floor area of garage to include bedroom, change to chimney location, and all associated site works, all at Farnagh Hill, Longford, County Longford.

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

It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and the provision of a proprietary on-site wastewater treatment system, in replacement of the existing system, would be an acceptable response to the ground conditions, would not impact on the amenities of the area or cause a traffic hazard, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 25th day of January, 2024, 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 within three months of the date of this order and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 25th day of January, 2024, and 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. No system other than the type proposed in the submission shall be installed unless agreed in writing with the planning authority.

- (b) 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.
- (c) 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.
- (d) Within six months of the date of this order, 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 Environmental Protection Agency document.

Reason: In the interest of public health.



Stephen Bohan

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



Dated this *22nd* day of *November* 2024.