



An
Bord
Pleanála

Inspector's Report

ABP-305664-19

Development	To retain the use of lands for the purpose of caravanning and camping and associated site works including 'portaloo' type temporary toilets, access driveway and entrance from existing laneway
Location	Crossafehin, Virginia, Co Cavan
Planning Authority	Cavan County Council
Planning Authority Reg. Ref.	18383
Applicant(s)	Thomas Conaty.
Type of Application	Retention.
Planning Authority Decision	To grant.
Type of Appeal	Third Party
Appellant(s)	P. Hegarty, B. Glennon
Observer(s)	P. Hegarty, HSE.
Date of Site Inspection	18 th February 2019.
Inspector	Deirdre MacGabhann

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1.0 Site Location and Description

- 1.1. The 1.15ha appeal site lies c.3.5km to the south west of Virginia, in the townland of Crossafehin, on the western shore of Lough Ramor, County Cavan. Access to the site is via a private lane off a minor local road, the L3022. The lane serves two residential properties on the western side of the lane and a residential property and farm (the applicant's), on the eastern side of the lane. The lane is gated at the entrance to the farm and at the time of site inspection was locked. A residential property is under construction to the south west of the appeal site (western side of lane).
- 1.2. The lane runs through the farm yard turning west and then north to provide access to the appeal site and lough shore. To the rear of the applicant's property is a toilet, shower and outside tap (see photographs). To the north of the farm yard, for much of its length, the lane is fenced and narrow, with a small number of passing places. There is gated access from the lane to the appeal site. The appeal site itself falls towards the shore and there is a line of mature trees on its eastern side. At the time of site inspection there was one caravan on the site alongside the shore. Trial and percolation holes were open and had water standing in them. Weather conditions had been very wet in the days before site inspection. To the north of the site is a hardstanding that seems to provides access to the shore and to small fishing/pleasure boats.

2.0 Proposed Development

- 2.1. The proposed development, as modified by significant further information (submitted in August 2019) comprises retention of the appeal site for the purpose of camping and caravanning and associated site works, which include 'portaloo' type temporary toilets (two on site and three on standby for busy periods with regular emptying and cleaning by a local contractor), access driveway and entrance from existing laneway.
- 2.2. It is stated that the campsite accommodates 40 pitches which have no fixed position as each year the field is returned to agricultural grazing at the end of August (annual periods of use are May to August). The number of the people on site varies, and based on full occupancy would be c. 80 people (two per pitch). On site activities include swimming, fishing, boating and picnicking. A Statement of Screening for

Appropriate Assessment concludes that the development is not likely to result in significant effects on any European site given the distance of the development from any sites and the small scale and nature of the development. The planning application is accompanied by a landscaping plan which indicates the southern boundary to be fenced and back planted with beech/hawthorn hedge. It also includes a number of letters of support for the development.

2.3. **NB Further changes are made to the development by the applicant in response to the appeal (see below).**

3.0 **Planning Authority Decision**

3.1. **Decision**

3.1.1. On the 19th September 2019 the planning authority decided to grant permission for the development subject to 11 conditions including:

- Waste management plan (no. 2),
- Provision of detailed traffic management report for the site and arrangements for car parking (nos. 3 and 5),
- Landscaping (no. 6),
- Report on the effluent treatment plan and percolation area that serves the shower and toilet to the rear of the applicant's property to show compliance with EPA code of practice and capacity in terms of loading for the facility (no. 7).
- Limiting the use of the site to the months April to September and to a maximum of 40 tents and 10 caravans at any one time (nos. 8 and 9).
- No amplified music between 9pm and 8am (no. 11).

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

- 31st October 2018 – Recommends further information in respect of the usage of the facility, provision of sanitary facilities, a landscape plan, lighting of the development and an Appropriate Assessment Screening Report.

- 17th September 2019 – Refers to the further information submitted and considers that having regard to the proposed arrangements for managing effluent, residential amenity issues and traffic concerns, and the small scale, seasonal nature of the development, the development is acceptable subject to compliance with recommended conditions. Considers that no issues arise in respect of appropriate assessment and that a Stage 2 appropriate assessment is not required.

3.2.2. Other Technical Reports

- Environment (11th October 2018) – Recommends referring the matter to the HSE and further information in respect of type and number of pitches, sanitary facilities and number of patrons (staff and visitors), annual periods of occupancy and proposed use of temporary toilets (number, type, storage etc.).
- Environment (6th September 2019) – Recommends granting permission for the development subject to conditions including that uncontaminated surface water is collected and discharged to an approved water body, regular visual examinations of surface water discharges carried out with immediate investigation and remediation.
- Area Engineer (22nd October 2018) – No objections.

3.3. Prescribed Bodies

- IFI (26th October 2018) – Object to the application due to lack of information on how wastewater and other waste matter produced on site will be dealt with and risk of impact on water quality in Lough Ramor.
- Department of Culture, Heritage and the Gaeltacht (2nd November 2018) – Raises concerns regarding possible impact on River Boyne and River Blackwater SAC, downstream of Lough Ramor, and recommends screening for appropriate assessment.

3.4. Third Party Observations

3.4.1. Observations are made on the planning application by six parties¹. The following concerns are raised:

- Planning application – Applicant incorrectly states that the site has never flooded. Planning applications have previously been made in respect of the site (PA ref. 0965 and 15553).
- The site lacks any of the basic pre-requisites required for camping caravanning sites, including sanitary facilities and fresh water, and does not meet Failte Ireland requirements.
- Access to ‘public car park’ and control of these lands. Speed of traffic and traffic congestion on shared lane when site in use and constrained access by emergency vehicles (if required). Restricted access to lake (gate locked and charge).
- Antisocial behaviour (e.g. noise, aggression, consumption of alcohol, presence of dogs, calling to houses) and absence of on-site security. Impact of fires lit on the environment, safety issues (gas and fire). Stench of burning rubbish.
- Impact on privacy and security of nearby residential dwellings.
- Use of site by large numbers of people (>1000 on occasion). Inaccurate information on number of patrons in response to request for further information (downplayed). Monitoring of compliance of stated numbers. Permanent residents in campsite.
- Pollution of lake.
- No cattle or sheep on lands in winter or summer. The applicant does not farm anymore. Cutting of hedgerows in summer months by applicant.

4.0 Planning History

- Enforcement 16–047 – Unauthorised camp site. Case closed due to the campsite being in operation for longer than 7 years.

¹ Peadar Gill, Peter Hegarty, Deirdre Brady, Margaret O’Neill, Peter Hegarty, Brigid Glennon.

- Enforcement 18-053 – Enforcement Notice issued against unauthorised campsite.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. Section 9.7 of the Cavan County Development Plan 2014-2020 deals with tourism accommodation in rural locations. It refers to the County Tourism Strategy and states that it has identified a need for caravan and camping accommodation in the County. Policies RTO23 to RTO29 set out requirements for applications for tourist developments including justification for the development (RTO23), to promote the development of high quality tourist accommodation (RTO26) and a high standard of design (RTO27) and to ensure that tourist related development conserve and enhance the natural environment of the County (RTO29).

5.2. Natural Heritage Designations

- 5.2.1. Lough Ramor, adjoining the appeal site, is designated as a pNHA (site code 000008) and Lough Ramor drains into the River Blackwater which is designated as the Boyne and River Blackwater SAC/SPA (site codes 002299 and 004232 respectively).

5.3. EIA Screening

- 5.3.1. The proposed development, as revised by the applicant in response to the appeal (see below) comprises a temporary campsite, with 28 pitches, 22 for tents and 6 for caravans. It therefore well falls below the threshold for mandatory environmental impact assessment set out in Class 12, Part 2, Schedule 5 of the Planning and Development Regulations 2001 (as amended), i.e. a permanent camp site and caravan site where the number of pitches would be greater than 100.
- 5.3.2. Furthermore, it comprises modest construction works (effluent treatment system, car parking spaces and gravel areas for touring caravans and other temporary structures) on a site which, whilst lakeside, is not identified as being particularly environmentally sensitive. I consider therefore, that there is no real likelihood of significant effects on the environment arising from the proposed development. The

need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. There are two third party appeals against the planning authority's decision to grant permission, made by Peter Hegarty and Brigid Glennon. A number of the matters raised repeat those identified in observations. Additional matters are:

- Why are portaloos now acceptable when they were originally rejected.
- Alternative entrance to site via applicant's lands (see sketches in submission).
- Campsite operates without consultation with neighbours.
- Impact on value of residential property.

6.2. Applicant Response

6.2.1. The applicant makes the following comments on the appeals made:

- The development is in accordance with policies of the Cavan County Development Plan 2014-2020 for Tourism Accommodation in Rural Areas and policies RTO23 to RTO29.
- The applicant was issued with an enforcement notice (Ref. no. 16-47) but the case was closed as it was deemed to be statute barred (in operation > 7 yrs).
- The application has been made to regularise the development which has become popular as a 'wild camping' site since 2008 when a fisherman's parking area was formed adjacent to the site (by Cavan County Council). The site is referenced in 'Wild Swimming in Ireland'.
- It is not intended that the site becomes a permanent, purpose built site, but will be used seasonally for wild camping. Campers stay for short periods and then move on to their next destination.

- The facility operates on a seasonal basis from April to September with the lands returned to agricultural use for the remainder of the year.
- The photographs submitted by the appellants do not reflect the day to day use of the site, but a Latvian community festival that was managed and marshalled by the event organisers.

6.3. Planning Authority Response

6.3.1. The planning authority make the following response to the appeal:

- Scale - The scale of development was assessed, and a maximum number of tents and caravans was considered to apply (condition no. 9).
- Portaloo's – The issue of effluent disposal has been addressed in the assessment and the location of showers and toilets to the rear of applicants dwelling was noted. Portaloo's, with disposal of effluent offsite, was deemed acceptable by Environment Section. Applicant required to submit details regarding existing effluent disposal system serving showers and toilets to rear of property (condition no. 7).
- Traffic management issues – The issues raised by third parties have been addressed by condition (no. 3).
- Tourist standards – These are Bord Failte standards. The planning authority has assessed land use issue.
- Residential amenities – A number of controls have been put in place to address the issues raised, length of season, clearance of site outside of season, bin provision, time limit on amplified music, number of pitches and caravans.
- The development is a small scale camping and caravanning site at the lakeshore location is acceptable but should be controlled in terms of the number of pitches and caravans and to a limited number of months.

6.4. Observations

6.4.1. Observations were made by Peter Hegarty (no new matters raised) and by the HSE who commented as follows:

- HSE – Development fails to meet proper modern hygiene, sanitary and wastewater requirements for business that operates 5-6 months of the year. Favourable consideration could be given if the number of residents were restricted and provision is made for permanent suitable sanitary accommodation, wastewater treatment system, potable water supply, refuse disposal and permanent gravel/concrete area for touring caravans.

6.5. Further Responses

6.5.1. The following observations have been made on the HSE submission:

- Peter Hegarty – No new matters raised.
- Planning Authority – The matters raised were considered by the planning authority in their assessment of the proposed development and are addressed by conditions of the permission.
- Applicant – The applicant states that there is no definition of wild camping in Ireland however it is generally on unserviced land and that he will adhere to the guidelines provided by Scottish Natural Heritage (see attached guidance leaflet). The applicant addresses each of the matters raised by the HSE and provides sanitary facilities (temporary toilets and showers), potable water and a wastewater treatment plant, on site to serve the development. Amended drawings also show an area for refuse storage and a gravel area for overnight parking of touring caravans/campervans. The overall capacity of the camping site is restricted to 22 pitches for tents and 6 sites for caravans, with 56 people at any time (occupancy of 2 per pitch). Attached to the submission is an amended Screening Report for Appropriate Assessment. It is stated that the overall objective is to allow the site to retain its natural agricultural appearance, with the lands reverting to agriculture between seasons.

6.6. Four submissions were also received on foot of the circulation of the applicant's response to the HSE submission.

- HSE (6th February 2020) - State that the matters raised by them have been addressed and they raise no further issues.
- Planning Authority (30th January 2020) – Make no further comments.

- Peter Hegarty (11th February 2020) – Notes that the bye-laws for wild camping in Scotland are not adhered to on site. Does not consider that the site is being used for wild camping. Application differs significantly from what was originally proposed, including an increase in patrons.
- Brigid Glennon (12th February 2020) – Notes that the issue of access to the campsite has not been addressed.

7.0 **Assessment**

7.1. Having regard to my inspection of the appeal site, the development plan context and appeal file I consider that the key matters for this appeal relate to:

- Principle.
- Discharge of effluent and impact on Lough Ramor.
- Arrangements for access and traffic hazard.
- Impact on residential amenity (traffic, noise, anti-social behaviour, privacy, security).

7.2. The appellant's also refer to Bord Failte standards, however, this matter relates to another code and is not addressed here. Access to the lane and lake shore by residents is a legal matter and is outside the scope of this appeal. With regard to the monitoring of any development that is granted permission, this is a matter for the planning authority under their enforcement powers.

7.3. **Principle**

7.3.1. Policies of the current Cavan County Development Plan support the development of tourist accommodation in the County and refer to the need for additional camping and caravanning facilities. They also require that development provide high quality tourist accommodation, high standards in design and landscaping and that they follow the principles of proper planning and sustainable development.

7.3.2. The applicant states that the development is for 'wild camping'. He refers to a leaflet by Scottish Natural Heritage on how to camp responsibly in Scotland on undesignated locations and it includes advice on lighting fires, removing rubbish and sanitation. The proposed development provides a seasonal campsite for 56 persons

based on based on 22 tent pitches and 6 no. touring caravans with an occupancy of 2 persons each (a reduction in the number of pitches proposed original and granted by the planning authority). I would not accept, therefore, that it sits comfortably with the type of experience referred to by Scottish Natural Heritage but is, rather, a seasonal lakeside campsite.

- 7.3.3. There is substantial information on file regarding the previous use of the site by large numbers of patrons. However, as stated the application before the Board is for a campsite with 28 pitches in total, a significant reduction on the levels observed on site, and it is this application which is adjudicated on here.
- 7.3.4. There is no information on file regarding policies of the Plan in terms of justification for the development (RTO23). Notwithstanding this, policies of the County Development Plan specifically refer to the need for more camping and caravanning facilities in the County and the development in principle, is consistent with this objective of the plan. Matters of detail are discussed below.

7.4. Discharge of Effluent/Impact on Lough Ramor

- 7.4.1. In response to the submission by the HSE, the applicant proposes an on-site effluent treatment system for 56 persons based on recommended loading rates from the EPA's Wastewater Treatment Manual for Small Communities, Business, Leisure Centres and Hotels, 1999 (see attachments). The proposed effluent treatment system is situated on the more elevated, north western part of the site >50m from the lake shore. Percolation tests indicate that the site could accommodate an effluent treatment system, with polishing filter, with discharge to ground (groundwater flow is in a north easterly direction towards Lough Ramor). In my inspection of the site trial holes and percolation holes were wet (see photographs) indicating more saturated soils at this time of year and in wet weather conditions.
- 7.4.2. For the period 2013 to 2018, Lough Ramor had a 'Poor' lake quality status and was 'At risk' of not meeting water quality objectives under the WFD (i.e. good status by 2021). Identified pressures are from agriculture, industry, invasive species and urban wastewater.
- 7.4.3. Having regard to the above, I am mindful that the appeal site lies close to Lough Ramor and that any effluent from the site will migrate towards the lough with the risk

of pollution, further deteriorating water quality in the Lough. The applicant's Site Assessment has demonstrated that the site is capable of being drained. However, the efficacy of the system would appear to be based on its seasonal use (outside of the more saturated winter months) and, further, would be dependent on strict adherence to upper occupancy levels of 56 persons/night. On file it is evident that in the past numbers have greatly exceeded this threshold. Further, the occupancy rate of 56 persons is based on two persons occupying each pitch. This number seems quite low, for example, with campsites often used by families or groups, with capacity for > two in any single pitch. Any decision to grant permission for the development, should in my view be subject to a mechanism for the applicant to demonstrate strict compliance with this condition and the on-going proper functioning of the effluent treatment system.

- 7.4.4. I note that the applicant has not provided information on detailed design of the car parking spaces, gravelled areas for caravans or construction methodology for proposed works e.g. how surface water will be managed during construction and operation. However, given the relatively modest nature of the proposed works, these matters could be addressed by condition.

7.5. Arrangements for Access and Traffic Hazard

- 7.5.1. In their submission on file, the appellants refer to congestion on the lane, queuing onto the public road and turning within the curtilage of properties. Having regard to the narrow lane leading up to the applicant's lands, the gated access to the lane to the shore and the narrow width of the lane, it is evident that any significant use of the laneway would result in congestion.
- 7.5.2. In response to the appeal the applicant has reduced the capacity of the site to 28 pitches in total. This significant reduction in patrons would, in my opinion, significantly reduce congestion, queuing on the lane and nuisance for adjoining landowners.
- 7.5.3. In the planning authority's grant of permission they require a detailed traffic management plan for the site, to include details of opening/locking the gate access to the site and management of traffic volumes (condition no. 3) and details of car park proposed for the site (condition no. 5). Ideally, these matters should be

addressed in advance of any grant of permission and the Board may wish to pursue this matter. Notwithstanding this, subject to these additional arrangements, I consider that the seasonal traffic arising on the appeal site could be accommodated without giving rise to traffic hazard.

- 7.5.4. The appellants raise the possibility of providing an alternative access to the appeal site via the applicant's lands i.e. constructing a new access to the east of the existing lane (see submissions on file). Whilst there may be merit in this approach, I do not consider that it is necessary to explore this option as, subject to the conditions and limitations set out above, I consider the proposed arrangements for accessing the site are acceptable.

7.6. Impact on Residential Amenity

- 7.6.1. The appellants raise concerns regarding impacts on residential amenity and privacy including from noise, anti-social behaviour and odour/safety issues arising from fires.

- 7.6.2. The planning authority impose conditions to manage potential dis-amenity effects of any future development:

- C8 – Restricting the development to 6 months of the year (April to September), with removal of tents and caravans outside of this period.
- C9 – Restricting the maximum number of tents to 40 and caravans to 10 at any one time.
- C11 – No amplification of music outside of the hours 9pm to 8am.

- 7.6.3. I also note that in response to the appeal, the applicant proposes a screened area for bins at the entrance to the site, and a maximum of 22 tents and 6 caravans (based on the capacity of the site to accommodate effluent).

- 7.6.4. If the above arrangements are put in place, together with the reduced number of patrons and arrangements for the management of traffic, I would accept that the effects on residential along the lane, which are generally removed from the site, are unlikely to be significant. However, if the Board are minded to grant permission for the development I would recommend a condition requiring arrangements for the detailed management of the site, including in the event of anti-social behaviour arising.

8.0 Appropriate Assessment

8.1. The application for the proposed development includes an Appropriate Assessment Screening Report. It concludes in the light of best scientific knowledge, the development will not give rise to significant effects, either individually or in combination with other projects or plans, on any European site. The Screening Report refers to the installation and maintenance of the effluent treatment plant by a suitably qualified person and good management of the tank at all times during its future operation. I would consider these to be mitigation measures and I have therefore carried out an appropriate assessment for the development on the basis that, in the absence of such measures, the development could give rise to water pollution in Lough Ramor and, potentially on mobile species associated with the protected sites.

8.1.1. **European sites.** The appeal site lies immediately west of Lough Ramor which outfalls into the River Blackwater which is designated as the River Boyne and River Blackwater Special Area of Conservation and Special Protection Area (site codes 002299 and 004232 respectively). The European sites lie c.7km downstream of the appeal site. Other European sites in the wider area are substantial removed from the subject site and are not hydrologically (or otherwise) connected to it.

8.1.2. Qualifying interests are set out below.

European Site	Qualifying Interests	Distance
River Boyne and Blackwater SAC	Alkaline fens, Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>), <i>Lampetra fluviatilis</i> (River Lamprey), <i>Salmo salar</i> (Salmon), <i>Lutra lutra</i> (Otter)	c. 7km to the east via hydrological link.
River Boyne and Blackwater SPA (004232)	Kingfisher	c. 7km to the east via hydrological link.

8.1.3. **Conservation objectives.** Conservation objectives for both sites are generic:

- River Boyne and Blackwater SAC – To maintain or restore the favourable conservation conditions of the Annex1 habitat(s) and/or the Annex II species for which the SAC has been selected.
- River Boyne and Blackwater SPA - To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interest for the SPA.

8.1.4. **Potential Effects.** As the appeal site is removed from the any European site, there will be no land take or fragmentation of the site itself. However, potential indirect effects may arise from the following components of the development:

- Construction and operation of the effluent treatment system (e.g. with silt laden surface water or polluted discharge waters from treatment system entering Lough Ramor) with potential effects on water quality, downstream habitats and species and mobile species associated with the European sites within Lough Ramor.
- Operation of the campsite/on-site activities from swimming, noise, disturbance).

8.1.5. The risk of in-combination effects principally arises from other effluents/pollutants affecting water quality in Lough Ramor and downstream European sites.

8.1.6. **Mitigation.** Mitigation measures include:

- Operation of the proposed development in summer months only.
- Design of the effluent treatment system to cater for the likely number of patrons.
- Construction of the toilet and effluent treatment plant on the opposite side of the site to Lough Ramor (>50m from the Lough).
- Installation of the treatment plant to EPA Code of Practice standards and by a suitably qualified person and good management of the tank at all times during its operation.
- De-sludging of the tank by a registered contractor once a year.
- 10m buffer zone to be maintained between the lake shore and camping pitches to provide unhindered commuting corridor for otters within the application site.

- 8.1.7. **Likely effects (direct, indirect and cumulative).** The applicant does not refer to mitigation measures to prevent pollution of Lough Ramor during the course of the minor construction works e.g. installation of effluent treatment system, car parking bays and caravan pitches. However, construction works are quite modest and potential pollution could be controlled by standard construction practices and required by condition. Impacts on the European sites which are downstream are highly unlikely given the potential to control construction effects, the distance between the appeal site and the European sites and the substantial size of Lough Ramor (providing for dilution and settlement of any silt).
- 8.1.8. With regard to potential pollution from the discharge of effluent, if the development is constructed and operated as proposed to EPA standards, effects on the downstream European sites are also unlikely.
- 8.1.9. With regard to impact on mobile species, the applicant's screening report refers to presence of Otter, Kingfisher, Salmon and River Lamprey throughout the River Boyne and River Blackwater catchment (including Lough Ramor), with all species dependent on high quality water. As the proposed development is unlikely to result in the deterioration of water quality, as a consequence of the proposed mitigation measures and potential conditions of any permission, no adverse effects on mobile species are likely to arise. I also note that the applicant proposes to provide a 10m shoreline buffer which would provide an unhindered commuting corridor for this species.
- 8.1.10. **In combination effects.** There is no information on file, or evidence from any party of other plans or projects which, when considered in combination with the proposed development, are likely to give rise to in combination effects.

8.2. **Appropriate Assessment Conclusion**

- 8.2.1. Having regard to the above, I consider that it is reasonable to conclude that on the basis of the information on the file, which I consider adequate in order to carry out a Stage 2 Appropriate Assessment, that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on the River Boyne and River Blackwater SAC (002299) or the River Boyne

and River Blackwater SPA (004232) or any other European site, in view of the sites' Conservation Objectives.

9.0 Recommendation

9.1. Having regard to the foregoing, I recommend that retention for the proposed development be granted subject to conditions.

10.0 Reasons and Considerations

Having regard to the scale, form and seasonal nature of the proposed development and its location, which is generally removed from residential development, it is considered, subject to compliance with the conditions set out below, that the proposed development would not give rise to traffic hazard, or detract from the residential amenity of property in the vicinity of the site or be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1.	<p>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 submitted on the 9th day of August 2019 and by the further plans and particulars received by An Bord Pleanála on the 21st January 2020, 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.</p> <p>Reason: In the interest of clarity.</p>
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2.	<p>The development shall be permitted for the months of April to September only. No tents, caravans or the demountable shower/toilet block shall remain or be stored on site outside of this period.</p> <p>Reason: In the interest of clarity and visual amenity.</p>
3.	<p>The development shall have a maximum of 22 tents and 6 caravans at any one time. This number shall not be exceeded unless planning permission has been granted to increase the number.</p> <p>Reason: In the interest of residential amenity and public health.</p>
4.	<p>Within 3 months of the date of this order, the applicant shall submit the following to the planning authority for written agreement:</p> <ul style="list-style-type: none"> <li data-bbox="347 831 1385 1079">i. A Construction Management Plan to provide details of intended construction practice for the development means to manage surface water on site, hours of working, traffic management measures and off-site disposal of construction waste. The development shall be managed in accordance with the Construction Management Plan. <li data-bbox="347 1113 1385 1308">ii. Detailed arrangements for the management of surface water during the operational phase of the development, means to monitor discharges and measures to be taken in the event of a decline in water quality. <li data-bbox="347 1341 1385 1590">iii. An Operational Management Plan, including arrangements for the management of traffic to and within the site, control of visitor numbers, camp site rules, details of site manager and contact numbers (including out of hours) arrangements for the removal of on-site structures outside of the operating period. <li data-bbox="347 1624 1385 1921">iv. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities. Thereafter, waste arising on site shall be managed in accordance with the agreed plan.

	<p>v. Detailed design of the proposed car parking spaces and caravan pitches for the site as shown in the Site Layout Plan Reason (drawing no. 8518-701) submitted to An Bord Pleanála on the 21st January 2020.</p> <p>Reason: In the interests of public safety and residential amenity and in the interest of protecting the environment.</p>
5.	<p>(a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to An Bord Pleanála on the 21st day of January 2020 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, 2009 and “Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels” – Environmental Protection Agency, 1999.</p> <p>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.</p> <p>(b) Within three months of the first occupation of the development, 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 in accordance with the standards set out in the EPA document.</p> <p>Reason: In the interest of public health.</p>
6.	<p>No amplified music shall be permitted on site between the hours of 9pm and 8am.</p> <p>Reason: In the interest of residential amenities.</p>
7.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the</p>

Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Deirdre MacGabhann

Planning Inspector

2nd March 2020