



An
Bord
Pleanála

Inspector's Report

ABP-308996-20

Development

Demolition of single storey rear extension and construction of a new single storey extension to the rear of the original single storey gate lodge, comprising two separate blocks and links, on-site packaged waste water treatment system and percolation area, rainwater harvesting tank and all associated site works.

Location

Glebe Lodge, Moyglare Road, Moyglare, Maynooth, Co Meath.

Planning Authority

Meath County Council

Planning Authority Reg. Ref.

RA200150

Applicant(s)

Aidon Eagers.

Type of Application

Permission.

Planning Authority Decision

To grant with conditions.

Type of Appeal

Third Party

Appellant(s)

Joan Hayden, Martin Hayden.

Observer(s)

None.

Date of Site Inspection

28th April 2021.

Inspector

Deirdre MacGabhann

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1.0 Site Location and Description

- 1.1. The 0.51 ha appeal site is situated c.2.5km north west of Maynooth in the townland of Moyglare, County Meath. The site comprises the property Glebe Lodge and its curtilage. The site lies to the west of the county road and the property forms the original gate lodge at the entrance to Moyglare Glebe House (c.150m to the west of the Lodge). Moyglare Manor House lies c750m to the north west of appeal site. St. Paul's Church lies c.700m to the south west of the site.
- 1.2. The single storey lodge faces south. The small building is finished in stone, with clay brick reveals. Roof is pitched, hipped and finished in slate. To the rear is a small flat roof single storey extension finished in pebble dash. Total floor area is c. c.70sqm. The property sits within a large site that extends to the west and north of the property. The property lies c.550mm to below garden level.
- 1.3. To the west of the property is a detached shed/garage. Gated access to the site is from the public road. An adjoining drive provides separate gated access to Moyglare Glebe House. The two entrances share the same bell mouth. The two properties are separated along this shared border by a Laurel hedge and deciduous trees. Roadside vegetation screens the appeal site and Moyglare Glebe House from the public road.

2.0 Proposed Development

- 2.1. The proposed development, as revised by way of significant further information (advertised on the 31st of October 2020), comprises:
 - Demolition of the existing single storey rear extension.
 - Construction of new single storey extension, to rear of original gate lodge. The extension comprises a single storey pitched roof block and two flat roof links (zinc and glass). Ridge level of the proposed pitched roof matches that of the gate lodge. Externally the development will be finished in a mix of blackstone random rubble, white sand and cement render, black slate roof tiles and hardwood windows.
 - Onsite wastewater treatment system and percolation area, situated to the north west of the dwelling.

- Surface water discharge to soakpit to the west of the dwelling, rainwater harvesting tanks and associated site works.

2.2. The application includes:

- Planning report.
- Site analysis & design statement report.
- Site characterisation report.
- Tree survey report.
- Details of rainwater harvesting system and SUDSs.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. On the 25th of November 2020, the planning authority decided to grant permission for the development subject to 11 no. conditions, including:

- C2 – Development to be occupied as a single residential unit.
- C3 – External finishes are to be as shown on the plans submitted, unless otherwise agreed.
- C4 – Requires existing hedgerows, shrubs and trees to be retained, landscape plan to be submitted prior to commencement for agreement, planting in first season following commencement and future maintenance.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- 27th March 2020 – States that the former Gate Lodge of Moyglare Glebe is considered to form part of the vernacular heritage of County Meath. Acknowledges that the Gate Lodge and Moyglare Glebe are not listed as protected structures. Considers that the design and scale of the proposed extension may detract from the building's character and its overall setting. The report recommends further information in respect of revised design to address the scale, height and proportions of the development and its

relationship with the original gate lodge, adequacy of sightlines at entrance and observations received.

- 24th November 2020 – Considers that the applicant has adequately addressed the issues raised. Recommends granting permission subject to conditions.

3.2.2. Other Technical Reports

- Water Services (10th March 2020) – No objections subject to conditions.
- Architectural Conservation Officer (12th March 2020) – States that although not a Protected Structure, the gate lodge to Moyglare Glebe, a handsome well-proportioned structure, is of architectural merit and importance. It raises no objections to the demolition of the single storey extension but considers the extension to render the original gate house subservient to it. It recommends redesign of the development such that the gate lodge remains the dominant element in the context of any new proposals. Subsequent report, 18th November 2020, states that the Conservation Officer is satisfied with the further information received and the revised design for the proposed extension.

3.3. Prescribed Bodies

- Irish Water (23rd March 2020) – No objections.

3.4. Third Party Observations

3.4.1. Third party observations are submitted by the occupants of Moyglare Glebe House to the west of the appeal site. The observations include a Conservation Impact report on the proposed development. In summary, key arguments are:

- Gate Lodge forms part of the collection of structures (Moyglare Manor, Moyglare Glebe House, Moyglare Church – St. John's). The Gate Lodge is the lodge to Glebe House. Glebe House is the rectors house that is linked to the Manor House and St. John's Church. The collection of structures forms part of the wider setting of the Moyglare Manor and its designed and planned landscape (Romantic Landscape movement).

- Development is excessive in scale and will overwhelm the gate lodge. Scale of development and wastewater treatment plant (with significant raising of ground levels) would be incongruous and inappropriate and impact on the landscape setting of the Lodge and associated structures.
- The development is similar to, and does not address, the reasons for refusal under PA ref. RA/190202. Development would be incongruous and inappropriate and detract from the setting of Moyglare Glebe House.
- Development does not provide a high quality design (disjointed elements, forms and styles).
- Development could function as two separate units.
- Site area could accommodate appropriately scaled single storey extension.
- Changes to ground levels requires close attention given sensitive ground and surface water issues in the area.
- Waste water treatment system to involve excavation of existing septic tank and construction of new system alongside stream along southern boundary of the site. Stream flows into Rye River Valley Special Area of Conservation. Risk of contaminated discharge from ground works and effects on SAC. Stage 2 appropriate assessment required.
- Development inconsistent with objectives of the County Development Plan.
- The revised design does not address the substantive issues raised (above). Disjointed elements a will be seen above hedgerow from Moyglare Road and will impact on the wider setting of Moyglare Manor and Moyglare Glebe House. The development has the potential for future extension (second floor element).

4.0 Planning History

- PA ref. P98/285 – Permission granted to enlarge existing entrance and provide separate entrance gates to the Gate Lodge.

- PA ref. 00/1435 and PL17.123489 – Permission granted for the demolition of the existing extension and erection of a single storey extension to the side and rear of the property.
- PA ref. DA/70057 and PL17.224339 – Permission granted for demolition of the existing extension and erection of single storey extension to side and rear.
- PA ref. RA/190202 – Permission refused for the demolition of the existing single storey extension and construction of two storey extension to the rear and single storey link building. Reasons were (1) by virtue of its scale and design development would be out of character with its setting and detract from the setting of Moyglare Glebe (2) The development would be inconsistent with the Architectural Heritage Protection Guidelines for Planning Authorities, 2011 (section 6.8.3, extensions should complement the original structure).

5.0 Policy Context

5.1. National Guidelines

- Architectural Heritage and Protection Guidelines for Planning Authorities, 2004. Section 6.8 deals with extension to development. The guidelines recognise that it will often be necessary to permit appropriate extensions to protected structures in order to make them fit for modern living and to keep them in viable economic use. They recommend that development should have minimal impact on fixtures and features of special interest, with extensions complementing the original structure in terms of scale, materials and detailed design, whilst reflecting the values of the present time (section 6.8.1-6.8.3).

5.2. Development Plan

- 5.2.1. The current development for the area is Meath County Development Plan 2013-2019. Chapter 9 deals with cultural and natural assets. Strategic policies seek to ensure that (a) cultural heritage of the County is protected, conserved and sustainably integrated into the sustainable development of the county (CSA SP 1) and (b) original significant features of historic buildings are retained (CH POL 13).

- 5.2.2. The appeal site and adjoining property Moyglare Glebe House are not protected structures. Moyglare House, to the north west of the site, and St. Paul's Church, to the south west of it, are identified as a Protected Structures (MH049-111 and MH049-112). Moyglare House is listed on the Buildings of Ireland's national garden survey. The appeal site and Moyglare Glebe House lie outside of the boundary of the landscaped garden indicated in the survey (see attachments).
- 5.2.3. Policies of the Plan protect and conserve the architectural heritage of the county (CH POL 10) and designed landscapes and demesnes (CH POL 19). Section 9.6.14 deals with vernacular heritage and policies seek to ensure that extensions to vernacular buildings are of an appropriate design and do not detract from the building's character or its setting (CH POL 20). Section 10.5 deals with development proposals in respect of vernacular rural buildings. Policies promote the viable re-use of vernacular dwellings without losing their character, encourage and facilitate the appropriate refurbishment of existing housing stock in rural areas, oppose the demolition and replacement of traditional or vernacular rural houses and consider the limited conversion of outhouses, and other structures attached to large country houses where acceptable conservation practice is observed (RD POL 30 to RD POL 33).
- 5.2.4. The County Development Plan for the period 2020-2026 is in draft form. It continues the broad approach of policies in the current plan, with the protection of architectural heritage, designed landscapes and vernacular buildings.

5.3. Natural Heritage Designations

- 5.3.1. The appeal site lies c.2.3km to the north west of Rye Water Valley/Carton proposed Natural Heritage Area (pNHA) and Special Area of Conservation (site code 001398). It also lies c.3km to the north of the Royal Canal pNHA (site code 002103).

5.4. EIA Screening

- 5.4.1. The proposed development is of a type that constitutes an EIA project (involving construction works and demolition). However, the appeal site is not situated in an environmentally sensitive area and the development is not of a scale likely to give

rise to significant environmental effects, to warrant environmental impact assessment.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. The following grounds of appeal are submitted by the two third party appellants (occupants of Moyglare Glebe House):

- Development does not address the reasons for refusal under PA ref. RA190202. The proposed development is excessive in scale and massing relative to the vernacular gate lodge and materially contravenes the County Development Plan and heritage policies to protect such structures from inappropriate and insensitive development.
- Development should be judged on its own merits (*de novo*) and not considered favourably because it is a reduced scale from an initial grossly excessive proposal. Proposed extension renders the Gate Lodge subservient to the extension.
- The development is larger than the existing footprint of the gate lodge.
- Poor detailed design:
 - Development is incoherent (proportions and arrangement of spaces, roof styles and pitch),
 - Materials and finishes in gate lodge (windows, doors, roof slates) are inconsistent with original design/style,
 - Materials and finishes in the extension (black stone rubble, fascia boards) are heavy handed, pastiche, inappropriately used, inconsistent with Rural Design Guide and destroy the original setting of the lodge,
- The scale of development originally proposed under PA ref. RA190202 and RA200150, demonstrates the aspirations of the applicant. Any grant of permission will establish precedent for further extension and expansion of the Gate Lodge.

- Development contributes to the context and setting of the Moyglare Manor House and Moyglare Glebe House, forming a single unified heritage. The development would detract from the setting of Moyglare Glebe House and Moyglare Manor House and its demesne landscape (a protected structure). There are few examples in the area where the manor house, glebe house and gate lodge are in good order. It is vital that the architectural connection between the buildings is maintained. There are fine classical views between the houses and the landscapes which are intentional. The view from Moyglare Manor is protected.
- The proposed extension is the same height as and extends considerably to the west of the front façade, resulting in a visually dominant form that detracts from the setting of the historic building. Main entrance is sited to the rear of the existing building, such that the Glebe Lodge is viewed as a separate entity/secondary space.
- Development lends itself to future expansion via second floor over living block which would be contrary to rural housing policy and unacceptable to the historic function of the building.
- Third party observations not addressed in any meaningful way.
- Development is inconsistent with Meath County Development Plan 2013-2019 (protection of visual qualities of rural areas, sensitive reuse of vernacular buildings, residential extensions, Rural Design Guide) and Architectural Heritage Protection Guidelines for Planning Authorities, 2011 (section 6.8.3).
- The planning authority did not consider issue of appropriate assessment.
- Despite extensive changes submitted as part of the additional information, there was no readvertising of the scheme.

6.2. Applicant Response

- 6.2.1. The applicant responds to the appeal on 13th January 2021. In the interest of brevity matters raised are summarised in my assessment below.

6.3. **Planning Authority Response**

6.3.1. In response to the appeal (28th January 2021), the planning authority consider that matters raised were addressed in Planning Reports.

6.4. **Observations/Further Responses**

- None.

7.0 **Assessment**

7.1. Having examined the application details and all other documentation on file, inspected the site and having regard to relevant planning policies, I consider that the main issues for this appeal are:

- Precedent.
- Scale and impact of the development on Glebe Lodge.
- Impact on setting.
- Wastewater treatment.
- Appropriate assessment (dealt with in section 8.0).

7.2. In addition, I comment briefly on the following matters:

- Future developments. Reference is made by the appellants to the precedent that any permission may set and the risk of further inappropriate development on the site. Should the board decide to grant permission for the development, this would not automatically establish precedent for future developments. Any such developments needing planning permission would require assessment at the time in the context of prevailing planning policy and the likely effects of the development.
- Additional internal accommodation. Any use of the internal space for additional accommodation would have to comply with Building Control Regulations. As argued by the applicant in response to the appeal, such Regulations are likely to preclude the use of roof space above the kitchen/living room for additional accommodation.

- Public notices. I note that the planning application was re-advertised in accordance with the requirements of the Planning and Development Regulations, 2001 (as amended).

7.3. Precedent

- 7.3.1. In response to the appeal, the applicant states that the development differs from RA190202 in shape and size (single storey, smaller footprint, internal layout and external finishes) and that the application has been determined on this basis by the planning authority.
- 7.3.2. Under PA ref. RA190202 permission was refused for demolition of the existing flat roof extension and construction of a two storey extension, to the side and rear of the gate lodge, and single storey link building. The 2 storey extension was proposed at a ground level of +0.55m above the original gate lodge, provided c.310sqm of additional floorspace and was proposed largely to the west of the existing building.
- 7.3.3. The proposed development is single storey, provides an additional floor area of 81sqm and is provided at the same level as the existing gate lodge, largely to the rear of the building. The proposed development is therefore demonstrably different from that refused under PA ref. RA190202 and should be considered on its merits.

7.4. Scale of Development and Impact of the development on Glebe Lodge

- 7.4.1. In response to the appeal, the applicant argues:
- Under PL17.224339 permission was granted for an extended dwelling of 182sqm, indicating that the site can accommodate a large extension without interfering with the character and setting of Glebe Lodge,
 - Under the Exempted Development provisions a 40sqm extension could be erected to the rear of the dwelling without permission (more than the original 32sqm extension area),
 - The site has adequate area to accommodate the proposed extension and associated infrastructure behind the building line to Moyglare Road, without impact on neighbouring properties,

- Applications for rural extensions should be treated on their own merits and not restricted to a percentage of the original floor area, as acknowledged the Chief Executive Report on public submissions to the draft County Development Plan 2021-2027 (see response to appeal). Section 6.8.3 of the Architectural Heritage Protection Guidelines for Planning Authorities do not specify that an extension cannot exceed the floor area of the host dwelling.
- The accommodation indicated on the floor plans reflects the current requirements of the applicant. Internal alterations can be made to rooms to provide for evolving needs. The proposed floor area of 113sqm is justified.
- The shape and design of the development is informed by the need to retain as many existing trees as possible. The different elements/blocks are consistent with the Meath Rural Design Guide and have been broken down to avoid a monolithic block, to increase daylight/sunlight to rooms and provide sheltered external areas.
- The proposed extension is subservient to Glebe Lodge, is set back from the external rear wall and separated by lightweight glazed link. The design and shape of the extension protects the setting of the Lodge and does not interfere with any of its features.
- The principal entrance to Glebe Lodge will be the front door (readily visible). Sub-division is not intended and could be controlled by condition.
- The design of the extension is contemporary, with separation provided between blocks by flat roofs. Conditions can require changes to roof style and materials if necessary.
- The retention of existing landscaping and design of the extension will protect the character and setting of Glebe Lodge. Provision of additional landscaping can be conditioned.

7.4.2. Glebe Lodge is not a protected structure, but it has architectural merit arising from its physical form and historic context, as part of the wider collection of buildings, Moyglare Glebe House, Moyglare Manor House and St. John's Church.

7.4.3. Policies of the current Meath County Development Plan protect the county's architectural heritage of the county and significant features of historic buildings. Re-use of vernacular dwellings is encouraged. Whilst not directly relevant, policies for

protected structures encourage, where appropriate, the adaptive reuse of existing buildings and in a manner which is compatible with their character and significance. Similarly, the government's Guidelines on Architectural Heritage Protection recognise that it will be often necessary to permit appropriate new extensions to protected buildings in order to make them fit for modern living and to keep them in viable economic use. Policies of the County Development Plan and the government's guidelines do not favour imitation of historic styles but require development to complement the original structure in terms of scale, materials and detailed design.

- 7.4.4. Glebe Lodge is a small property, 71.8sqm in size, comprising a living room and bedroom in the original dwelling and a second bedroom, shower room and kitchen to the rear. In order to ensure its economic use, and with this its maintenance and longevity, the replacement of the rear extension with contemporary and larger living space is not unreasonable and would be consistent with national guidelines and local planning policy for the protection of architectural heritage. Such an approach would be consistent with the extensions to Glebe Lodge previously permitted by the planning authority and the Board under PL17.123489 and PL17.224339.
- 7.4.5. The total floorspace proposed, with the demolition of the existing extension and construction of replacement extension, is 113sqm. The development would therefore provide an additional floorspace of 41.2sqm. This area would be greater than the area of the original building (32sqm). Neither the government's guidelines on architectural heritage protection nor policies of the current County Development Plan, restrict the area of an extension relative to area of the original property, instead adopting a qualitative approach to the assessment of extensions. The draft Meath County Development proposes a similar approach. Accordingly, I do not consider the proposed scale of extension to be inappropriate in principle.
- 7.4.6. The proposed development comprises pitched roof extension to the Lodge to the rear of the main structure, with two linked, flat roof components. The extension and existing building will have a common ground level. The development is staggered with the original lodge and main living block offset from each other and linked by lightweight elements.

- 7.4.7. The form of the development, which breaks the mass of the extension into smaller components, and its location, offset from the existing lodge, finished floor level and single storey design, will ensure that the extension will be of limited visibility from the public road passing the site and when looking into the site from the gated entrance.
- 7.4.8. When viewed from the front (south) the extension will be set back from the front façade of the gate lodge, possibly appearing more distant than depicted in Elevation 4a, drawing no. N19-04-PA009. However, the extension will read with the existing Gate Lodge and diminish and detract from its simple presentation. This effect will be exacerbated by the proposed hipped roof over the central block (kitchen/lounge) which may appear larger than the gate lodge. The Board may wish to amend this elevation to provide a hipped roof, not to mirror the roof of the original but to reduce the bulk of the block as viewed from the front of the Lodge.
- 7.4.9. With regard to detailed design and finishes of the original lodge and extension, I would accept some of the concerns raised by the appellants. The external finishes proposed for the original lodge would appear to be inconsistent with traditional features (front door, window treatment, roof slates). Further, elements of the proposed new build extension mimic or copy elements of the original building. As a result of these two factors, the original lodge building is lost within the overall design. If the Board are minded to grant permission, I would recommend therefore that this be subject to condition requiring external finishes to be agreed with the planning authority's Conservation Architect, such that (i) the materials and detailed design of features (windows, doors, roof) of the Lodge building reflect traditional features, and (ii) external finishes of the extension are simplified to present greater distinction between old and new components. Subject to these alterations I do not consider that the proposed development would overwhelm or significantly detract from the character of the original gate lodge.

7.5. Impact on landscape setting and vernacular structures.

- 7.5.1. In response to the appeal the applicant states:
- Glebe Lodge is not a protected structure and does not lie within an Architectural Conservation Area.

- Moyglare Manor House, Moyglare Glebe House, Glebe Lodge and St. John's Church are now separate properties and own curtilage and must be treated on their own individual merits. There is no requirement for the protected structure of Moyglare Manor to be a burden on Glebe Lodge. The curtilage of Glebe Lodge is well screened from views from Moyglare Manor House and the extension will not be injurious to it.
- The Board did not consider the historic link to be relevant in their determination two previous appeals for extension to Glebe Lodge.

7.5.2. As stated Glebe Lodge and Moyglare Glebe House, whilst having architectural and cultural merit, do not have status as Protected Structures. Currently the two properties have separate driveways and are visually screened from each other by an evergreen hedge that separates the driveways and by mature hedgerows and trees between the properties. Consequently, whilst the Gate Lodge contributes to the setting of, and entrance to, Moyglare Glebe, the proposed extension will not be visible from the driveway to Glebe House or from the main dwelling. The proposed development will not therefore detract from the setting of Moyglare Glebe or the relationship between the structures.

7.5.3. With regard to Moyglare House and St. Pauls Church Moyglare, these two properties are listed on the Record of Protected Structures. Whilst there is an historical connection between the structures, the limited extension of Gate Lodge, as proposed, again would not significantly detract from or diminish this relationship in any way and it would seem inappropriate that Glebe Lodge is the only structure within the complex which remains as is.

7.5.4. Moyglare House is identified on the Buildings of Ireland Garden Survey. However, the gardens associated with the House do not extend to Moyglare House or Moyglare Lodge (see attachments). Further, as stated the single storey extension to Glebe Lodge, which is largely visually confined to its site, will not have a significant or detrimental effect on the setting or curtilage of Moyglare House or St. John's Church or the collection of buildings as a whole.

7.6. **Wastewater Treatment**

7.7. In response to the appeal, the appellant states:

- The appeal site is adequate in size to accommodate the proposed WWTS.
- Site characterisation indicates that the ground conditions are favourable for onsite treatment. WWTS, with discharge to ground, will be situated along northern boundary, comply with minimum separation distances and be regularly maintained.
- The stream referred to is a ditch which comes from the appellant's land. It is an open ditch for approximately half of the boundary and then is piped. The ditch continues (piped) to Moyglare Road where it travels south by c.1km to Rye River.
- The existing tank will be decommissioned in accordance with Remediation and Replacement of Domestic Wastewater Treatment Systems (EPA, 2020).

7.8. The appeal site is situated on a Locally Important Aquifer, with a low level of vulnerability and within a groundwater protection area. Groundwater protection response is R1, and the site is in principle suitable for wastewater treatment system subject to normal good practice.

7.9. The Site Characterisation Report demonstrate P and T tests results of 21.67 and 41.44 respectively, indicating that the soils on site are suitable for a domestic wastewater treatment system with a polishing filter (Table 6.3, EPA Code of Practice). Consistent with this, the applicant proposes discharging foul water from the site into a packaged aeration system and tertiary sand polishing filter. Given the high level of water on the site (mottling at 600mm bgl), the site characterisation form recommends that the base of distribution gravel is at existing ground level over an increased area (over standard) of 60sqm. This approach is consistent with the guidelines, subject to a depth above water table of 900mm being achieved.

7.10. The applicant's Site Plan (N19-04-PA002) indicates that the proposed wastewater treatment system will be situated towards the northern boundary and will achieve adequate separation distances e.g. from watercourses/open drains, site boundaries, trees and dwelling houses.

7.11. Having regard to the foregoing I am satisfied that the arrangements for the disposal of foul water will not give rise to pollution of ground or surface water.

7.12. I would accept that the raising of the percolation area will have a visual impact on the existing ground level. However, the system will affect a relatively small area of a large site (6mx10m) and will not have a detrimental effect on the wider landscape.

8.0 Appropriate Assessment

- 8.1. The appeal site lies c.2.3km to the north west of Rye Water Valley/Carton Special Area of Conservation (site code 001398). An open ditch runs along part of the southern boundary. This joins the roadside ditch and discharges into a tributary of Rye Water c. 600m to the south of the site, with the tributary subsequently discharging into Rye Water. Consequently, a potential pathway connecting the appeal site to the European site exists.
- 8.2. The proposed waste water treatment system discussed above has been designed in accordance with the EPA guidelines on the treatment of domestic wastewater and is adequately removed from the drainage ditches that run along the southern and eastern boundaries of the site (EPA's Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses). Consequently, deleterious effects on either surface or groundwater in the vicinity of the site, or at distance from it, are unlikely. Notwithstanding this, in the absence of any mitigation measures, having regard to the effect of dissipation, dilution and biodegradation, of potential pollutants in their movement through soil/water at a distance of c.2.3km from the Rye Water Valley/Carton SAC, significant adverse effects on water quality in the European site are unlikely.
- 8.3. Having regard therefore to the modest nature of the proposed development and the location of the site at distance from downstream European sites, it is concluded that no Appropriate Assessment issues arise, as the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

9.0 Recommendation

- 9.1. I recommend that permission for the development be granted.

10.0 Reasons and Considerations

Having regard to the provisions of the current Development Plan for the area, the detailed design, scale and form of the proposed development, its landscape context and setting and the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the lodge or of other property in the vicinity. 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 6th day of October 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>
2.	<p>Prior to the commencement, revised details shall be submitted to and agreed in writing with the Planning Authority's Conservation Officer:</p> <p>(a) Provision of a hipped roof over the kitchen/lounge block.</p> <p>(b) Detailed design of architectural features and external finishes of the original Glebe Lodge building and proposed extension, to provide for the restoration of the architectural integrity of the original structure and appropriate distinction between the historic building and the proposed extension.</p> <p>Reason: In the interest of visual amenity.</p>

3.	<p>The existing dwelling and extension shall be occupied as a single residential unit. The extension shall not be let, sold or otherwise transferred or conveyed save as part of the dwelling.</p> <p>Reason: In the interest of residential amenity.</p>
4.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:</p> <ul style="list-style-type: none"> (a) Preservation of existing hedgerows, trees and shrubs, (b) Profile and treatment of raised percolation area, (c) Proposals for the protection of all existing duration of construction works on site. <p>Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of visual amenity.</p>
5.	<ul style="list-style-type: none"> (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 entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009. 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

	<p>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.</p> <p>(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.</p> <p>(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.</p> <p>Reason: In the interest of public health.</p>
6.	<p>During construction, adequate off carriageway parking facilities shall be provided for all traffic associated with the development, including delivery and service vehicles/trucks. There shall be no parking on the public road.</p> <p>Reason: In the interest of traffic safety.</p>
7.	<p>Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated..</p> <p>Reason: In the interest of sustainable waste management.</p>

Deirdre MacGabhann
Planning Inspector

19th May 2021