



An
Bord
Pleanála

Inspector's Report

ABP-313959-22

Development

The proposed development will consist of (a) Restoration and extension of an existing cottage to form a visitor centre & café, and entrance from public road, (b) construction of a Men's Shed, (c) new car parking, (d) install new wastewater treatment system and percolation area, together with all associated site works.

Location

Leggagh, Castletown, County Meath.

Planning Authority

Meath County Council

Planning Authority Reg. Ref.

22488

Applicant(s)

Castletown Tidy Towns

Type of Application

Permission

Planning Authority Decision

Grant

Type of Appeal

Third Party

Appellant(s)

Harry and Geraldine Duffy

Terry and Mary Lynam

Observer(s)

None

Date of Site Inspection

18th October 2022

Inspector

Ian Boyle

1.0 Site Location and Description

- 1.1. The appeal site is at Leggagh, Castletown, Co. Meath. It is a long, narrow property situated at the junction of the Navan to Fringerstown Road (L3406) and a local road called the L34062.
- 1.2. There is a small cottage within the northwest corner of the site, which is on a prominent corner location. The gable end of the cottage faces towards the main public road. The building is setback from the road on its eastern side and there is a small, gravelled area in front of it.
- 1.3. The remainder of the site is largely overgrown with various forms of shrub, undergrowth and small trees, and there is an existing hedgerow running along most of the eastern boundary for the site.
- 1.4. The character of the surrounding area is rural. The predominant land use is agricultural. There are some detached houses in the wider area. The Boyne Valley to Kingscourt Greenway is approximately 50m to the southwest of the site. The greenway utilises the former Navan-Kingscourt Railway line and travels along a north-south axis, generally.
- 1.5. The site has a stated area of 0.15ha.

2.0 Proposed Development

- 2.1. The proposed development comprises the restoration and extension of an existing cottage to be used as a visitor centre and café with a new vehicular entrance from the public road, construction of a Men's Shed, car parking, a new wastewater treatment system and percolation area, and associated site works.
- 2.2. The Applicant states that the existing cottage (proposed visitor centre and café) would be rethatched to give an example of life in the early 1800s.
- 2.3. The proposed Men's Shed is a community based project aimed at improving the health and wellbeing of its members.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The Planning Authority issued a *Notification of Decision to Grant Permission* (NoD) on 3rd June 2022, subject to 7 no. standard conditions.

3.1.2. Notable conditions include:

- Condition 2: Architectural design and finishes.
- Condition 3: Maintenance of adequate sightlines.
- Condition 4(a): Existing hedgerows, trees and shrubs onsite to be preserved, except where required to be removed to accommodate vehicular access and visibility splays.
- Condition 5(a): The proposed domestic wastewater treatment system to be constructed in accordance with the recommendations outlined in the submitted Site Characterisation Form.
- Condition 5(b): The proposed domestic wastewater treatment system (DWWTP) to be in accordance with the EPA Code of Practice (2021).

3.2. Planning Authority Reports

3.2.1. Planning Report

- The site is zoned 'RA – Rural Area', where the objective is to protect and promote in a balance way, the development of agricultural, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.
- A Men's Shed is a designated community use under the 'open for consideration' uses category with a cultural facility (visitor centre) also identified under the same use.
- The proposed development would not adversely impact on the visual and residential amenities of the area by virtue of its siting, layout or design within

the 'moderate value' North Navan Lowlands Landscape Character Area (LCA).

- A report from the Transportation Department recommends conditions be attached in relation to issues concerning access, traffic and parking.
- There is a low risk of flooding on the site.
- The Environment Section has provided a report stating that standard conditions regarding the operation of the WWTP.
- A Stage 2 Appropriate Assessment is not required.
- In summary, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of properties in the vicinity, would not be likely to have significant effects on the environment or the ecology of the area. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

3.2.2. Other Technical Reports

Transportation Department: No report on file/received. However, the Planner's Report notes that the Transportation Department recommended that conditions be attached to any grant of permission.

Environment: No objection, subject to standard conditions.

Public Lighting: No objection. The proposed floodlighting should be street lighting and be designed and installed as per Meath County Council's 'Public Lighting Technical Specification and Requirements' document.

Architectural Conservation Officer: No objection.

3.3. Third Party Observations

The main issues raised in the third party observations to the Planning Authority are as follows:

- Generally supportive of the work completed by the community group, which is Castletown Tidy Towns.

- Concerns regarding the location of the proposed wastewater treatment system (WWTP) close to a neighbouring well.
- Proximity of the development to crop producing fields and associated activities, which could pose a nuisance to visitors to the café (spraying fertiliser, hedge trimming, etc.).
- The current use of land for agricultural use with heavy machinery is not appropriate on the basis of traffic management and the proximity of the site to the Ardee / Navan Road.
- Increased road traffic would be generated by the development, which would cause a nuisance and safety hazard for local vehicles passing through the area.
- Insufficient car parking proposed.
- Noise and disturbance caused by the café and Men's Shed to neighbouring properties.
- Lack of a definitive water supply.
- Other existing community venues in the town centre would be more appropriate to accommodate the café.
- Overshadowing of nearby residential houses.

4.0 Policy Context

4.1. Meath County Development Plan 2021-2027

Zoning

- 4.1.1. The appeal site is zoned 'RA – Rural Area' under the Meath County Development Plan 2021-2027 ('the Development Plan'). The zoning objective is *'to protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage'*.
- 4.1.2. The zoning guidance states that the primary objective is to protect and promote the value and future sustainability of rural areas. Agriculture, forestry, tourism and rural

related resource enterprises will be employed for the benefit of the local and wider population. A balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage will be adopted.

4.1.3. A Restaurant/Café is a 'permitted use', but only where it is ancillary to tourism uses or conversion of protected or vernacular structures.

4.1.4. A Men's Shed, which is a community facility, and Visitor's Centre, are uses both listed 'open for consideration'. Section 11.14.4 of the Development Plan states that an 'open for consideration use' is one which may be permitted where the Council is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects on any permitted uses, and would otherwise be consistent with the proper planning and sustainable development of the area.

Section 8.7.3 Historic Building Stock and Vernacular Architecture

4.1.5. *HER POL 21: To encourage the retention, sympathetic maintenance and sustainable re-use of historic buildings, including vernacular dwellings or farm buildings and the retention of historic streetscape character, fabric, detail and features.*

4.1.6. *HER OBJ 23: To ensure that conversions or extensions of traditional buildings or the provision of new adjoining buildings, are sensitively designed and do not detract from the character of the historic building.*

Section 9.1 Rural Development Context

4.1.7. *RUR DEV SO 1: To support the continued vitality and viability of rural areas, environmentally, socially and commercially by promoting sustainable social and economic development.*

4.1.8. *RUR DEV SO 6: To protect and enhance the visual qualities of rural areas through sensitive design.*

4.1.9. *RUR DEV SO 10: To promote rural economic development by recognising the need to advance the long term sustainable social and environmental development of rural areas and encouraging economic diversification and facilitating growth of rural enterprises.*

Section 9.14 Vernacular Rural Buildings and Replacement Dwellings

4.1.10. *RD POL 30: To promote the viable re-use of vernacular dwellings without losing their character and to support applications for the sensitive restoration of disused vernacular or traditional dwellings.*

4.1.11. *RD POL 35: To actively promote the retention and restoration of thatched dwellings as a key component of the built heritage of Co. Meath.*

4.2. National Policy

- Design Manual for Urban Roads and Streets, 2019 ('DMURS')
- Architectural Heritage Guidelines for Planning Authorities, 2011
- EPA Code of Practice for Domestic Wastewater Treatment Systems, 2021 ('EPA CoP')

4.3. Natural Heritage Designations

No natural designations apply to the subject site.

4.4. EIA Screening

4.4.1. Having regard to the nature and small scale of the proposed development, the nature of the receiving environment, and distance to the nearest sensitive location, 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.

5.0 The Appeal

5.1. Grounds of Appeal

The Appellants raise similar issues and concerns as those outlined in the observations previously submitted to the Planning Authority (see Section 3.3 above).

Additional concerns include:

- The sightlines required under Condition 3 of the Council's NoD would be difficult to achieve given the narrow strip of land available (i.e., the appeal site).
- The proposed WWTP and percolation area would potentially leave excess water on the land, which would mean farming the land would be more difficult to work and could damage crops, and impact public health.
- Given the age profile of those likely to be attending the Men's shed and café, there is a serious risk of injury or accidents occurring to them.
- Any new boundary fence that is installed as part of the proposed development should be sufficient to limit the exposure of its visitors to spraying or airborne particles associated with the adjacent farming lands.
- The application does not address how or where waste refuse will be managed or contained onsite.
- Further details and concerns expressed regarding the capacity and capability of the local road network to cater for the development safely. Specifically, the proximity of the T-Junction next to the cottage, where the site is low-lying on this section of the road, is a concern. Also, the proposal seeks to remove an existing layby to allow traffic to pass on the adjacent local road.
- The proposed pedestrian crossing at the L34062 does not show any 'belisha beacons' meaning it would be very difficult to see the crossing in low light conditions.
- Concerns in relation to farm related machinery using the nearby and adjacent road(s) and coming in conflict with other roads users due to the potential presence of the proposed development.
- The proposed Men's Shed would result in a loss of a Right-of-Way and long-used entrance to an agricultural field, which is near the southeast corner of the appeal site.

5.2. Applicant Response

- The Applicant proposes to erect a 1.8m high timber fence as a form of a visual and acoustic barrier along the southwest boundary of the site. This would reduce noise impact and protect visitors to the proposed development from any crop spraying activities.
- The proposed floodlighting would be designed in accordance with the Council's technical guidance document in relation to floodlighting.
- Most café trade will be from people using the greenway (walkers and cyclists), which is only 50m away.
- Car parking and cycle parking provision is in accordance with the Development Plan standards. The potential for visual impact caused by parking would be reduced by screen planting and soft landscaping.
- The closest well is on a property south of the appeal site. The proposed WWTP is outside the minimum separation distances for such utilities, as specified by the relevant EPA Code of Practice.
- The proposed soakaway will store the immediate surface water runoff from the development. This will be of a sufficient volume and appropriate design to prevent any water draining onto abutting lands.
- In terms of waste collection and disposal, it is proposed to construct a bin storage facility on an area of hardstand, and which would accommodate a total of 6 no. wheelie bins to serve both the café and Men's Shed. [Note: The Applicant submitted a revised 'Proposed Site Layout Plan' as part of their Response showing this proposed waste collection system / receptables.]
- Unaware of any Right-of-Way (RoW) that exists and potentially applies to the site to the south. However, any such RoW which facilitates agricultural activities will be respected and provision is made for this.
- The proposed development would promote the reuse of vernacular architecture, the local economy and encourage social inclusion. In this regard, it is in accordance with the relevant policies and objectives outlined in the County Development Plan.

5.3. **Planning Authority Response**

- The appeal has been examined by the Planning Authority.
- The Planning Authority is satisfied that all matters outlined in the third party submission were considered in the assessment of the planning application, as detailed in the Planning Officer's Report.
- The proposed development is consistent with the policies and objectives as outlined in the Meath County Development Plan 2021-2027.

5.4. **Further Responses**

Further responses have been received from the Appellants which reiterate concerns that the proposed development would impact on agricultural activities, be a risk to the health and safety of its future patrons and road users, would give rise to impacts on human health due to non-compliance with the EPA CoP in terms of wastewater treatment and disposal.

6.0 **Assessment**

The main planning considerations are as follows:

- Zoning and Location
- Wastewater
- Other Issues
- Appropriate Assessment

6.1. **Zoning and Location**

- 6.1.1. The site is zoned 'RA – Rural Area' under the Development Plan. The zoning objective is to protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.
- 6.1.2. A Restaurant/Café is a 'permitted use', but only where it is ancillary to tourism uses or the conversion of protected or vernacular structures. The existing cottage, which

is proposed to be a small visitor centre (i.e. tourism) and café, is a vernacular structure. It is typical of the style of house that was influenced by the character of the Irish rural landscape in the 18th and 19th centuries and is simple in design terms. It is a low, single-storey structure with gable ends, likely originally built with a thatched roof, and dating from a period in the 1800s/early 1900s. Therefore, the proposed uses (visitor centre and café) are consistent with the zoning for the site and considered acceptable in principle, subject to normal planning considerations, and the policies and objectives outlined in the Development Plan.

- 6.1.3. With regards to the proposed use Men's Shed, I consider this a community facility, which is 'open for consideration' under the Development Plan. Such uses may be permitted where the proposed development is compatible with the overall policies and objectives for the zone, would not have undesirable effects on any permitted uses, and would otherwise be consistent with the proper planning and sustainable development of the area.
- 6.1.4. I note the concerns raised by the third parties where they submit that the proposed development is not appropriate in this particular location and that it should, instead, be within Castletown village centre. The overall summary argument is that because the surrounding vicinity is rural in nature, and adjacent land holdings are used for agricultural purposes, the proposed uses (visitor centre, café and Men's Shed) would be incompatible. It is asserted that the proposed development would lead to various negative impacts arising, including car parking problems, that it would endanger public safety by reason of traffic hazard, that visitors to the new premises would experience nuisance in terms of fertiliser spraying, hedge trimming, and other activities associated with pre-existing farming practices that take place on the adjacent agricultural fields.
- 6.1.5. In relation to car parking, I note that a total of 18 no. car parking spaces are marked on the Proposed Site Layout Plan (16 no. spaces and 2 no. disabled spaces). [Note: there appears to be a slight drawing discrepancy whereby a notation on the Site Plan references 'proposed paved car parking 18 spaces + 2 disabled spaces'.] This provision is consistent with the requirements of Table 11.2 of the Development Plan whereby 9 no. spaces are required for a restaurant/café use. I note that there is a generous amount of cycle parking proposed (18 no. cycle parking spaces) and it is reasonable to anticipate that a large proportion of visitors to the café and visitor

centre will be made by those cycling or walking due to the proximity of the greenway. The car parking guidance notes also state that 'non-residential car parking standards are set down as "maxima" standards'.

- 6.1.6. In terms of sightlines, I note that the site is accessed via separate entrance and exit points. The exit is situated roughly 90m from the T-Junction between the Navan to Fringerstown Road and L34062. The L34062 is relatively straight and there are no obvious bends or turns in proximity to either the site access or egress. I consider that the proposed soft landscaping and planting plan is unlikely to impede visibility splays or inhibit stopping sight distance for drivers. In this regard, I also note that Planning Authority's NoD includes a condition requiring the maintenance of adequate sightlines and boundary treatments to ensure satisfactory means of access to the application site. Having regard to this, I consider that the proposed development would not endanger public safety by reason of traffic hazard.
- 6.1.7. In relation to an alleged RoW, which the Appellant states applies to a location southeast of the appeal site, and which is used for vehicles and equipment accessing the land for crop monitoring and harvesting purposes, I note that there is no formal documentation on file confirming this to be the case. However, despite this, the Applicant has committed to ensure that any such established ROW for agricultural access purposes will be respected and maintained. This is shown on the revised Site Layout drawing submitted as part of their Response in yellow hatching. I also note that such matters are a civil matter to be resolved between the parties, having regard to the provisions of s.34(13) of the 2000 Planning and Development Act.
- 6.1.8. In relation to the concerns regarding certain farming operations taking place nearby (crop spraying, hedge cutting, etc.) and that this could cause nuisance or negatively impact people visiting the café, visitor centre and/or Men's Shed, I do not consider that such activities would be incompatible with the proposed development. The use of pesticides or chemicals to treat farm yields and produce is commonplace in a rural farming setting and I note that the Applicant has taken all reasonable measures to ensure future users of the proposed facility would be protected during harvest season.

- 6.1.9. The Applicant proposes to install a timber fence / screening barrier along the southwest boundary of the site. The height of the fence has been increased from 1.2m, which was submitted at the original application stage, to 1.8m as part of the Applicant's Response. The fence would provide a form of physical and visual barrier between the subject premises and adjacent agricultural fields. I note that the Appellant requests that any new boundary treatment in this location should be able to limit the exposure of visitors to spraying and/or airborne particles associated with the adjacent farming lands, and having regard to the height, length and materials proposed, I consider that the installation of this fence would be an appropriate method by which to achieve this.
- 6.1.10. Furthermore, the fence will function as a form of acoustic barrier between the two properties. Therefore, it would provide greater comfort and seclusion to future users of the proposed development against the backdrop of nearby farming lands. The fence would also visually screen the proposed car parking area from the dwelling to the south.
- 6.1.11. The hours of operation for the café are stated by the Applicant as being from 10am – 6pm, five days a week. However, specific days are not specified. There are no hours of operation stated for the Visitor Centre or Men's Shed. However, I consider that this can be satisfactorily addressed by way of condition in the event permission is granted.
- 6.1.12. The Development Plan includes several policies and objectives which support the renovation and reuse of these types of vernacular houses. This is in line with the Council's aspiration of promoting the retention and restoration of such buildings, which are considered an important part of the built heritage for the County. In particular, I note Policy RD POL 30, which seeks to promote the viable re-use of vernacular dwellings without losing their character and to support applications for the sensitive restoration of disused vernacular or traditional dwellings; and Policy RD POL 35, which actively promotes the retention and restoration of thatched dwellings as a key component of the built heritage of County Meath.
- 6.1.13. In relation to the proposed Men' Shed, I note that Strategic Objective RUR DEV SO 1 of the Development Plan seeks to support the continued vitality and viability of rural areas, environmentally, socially and commercially by promoting sustainable

social and economic development. Therefore, and in my opinion, the proposed Men's Shed would be appropriate and suitable complement the proposed visitor's centre and café.

- 6.1.14. The Applicant submitted a Design Statement at application stage which sets out the building form, materials, and finishes that would inform the development proposed. In my opinion, it is of a high architectural standard and specification and would be befitting of the quality and character of the existing vernacular building. The proposal would be consistent with Objective HER OBJ 23 of the Development Plan which seeks 'to ensure that conversions or extensions of traditional buildings ... are sensitively designed and do not detract from the character of the historic building'.
- 6.1.15. I also consider that the proposed development is somewhat unique in that the Boyne Valley to Kingscourt Greenway is proximate to the site. It is roughly 50m to the southwest and visible from near the gable end of the cottage. The Applicant states that part of their attraction to this particular site is due to proximity to the greenway. Furthermore, I consider it likely that most future visitations to the café, and visitor centre, would likely be generated by cyclists and walkers using the greenway and stopping off as part of their journey / excursion.
- 6.1.16. The presence of the greenway appears to be one of the main motivations for the Applicant to seek the redevelopment of what is effectively a vacant and derelict site – albeit one which accommodates an attractive, vernacular structure which has been well looked after and in relatively good repair. Such spin-off projects and initiatives can deliver positive physical, economic, and social benefits to a rural area, particularly when the focus is in tourism investment.
- 6.1.17. In this regard, I note that the Development Plan states that the development of new greenways to support tourism in rural areas is specifically identified as an action point to enhance rural competitiveness. This is partly because of the rich cultural heritage, but also rural tourism, that exists in County. The Plan highlights that Meath is well placed to continue the development of this tourism product and place itself as one of the top destinations for diversity of choice in this sector.
- 6.1.18. In summary, it is my opinion that the nature of development sought is very much the type of follow-on initiative and tourism/community use that is promoted through the Development Plan, and other policy documents, on foot of the Council implementing

a successful greenway project. I therefore conclude that the proposed development is consistent with the relevant land use zoning objective and would not be out of context in this location or setting.

6.2. Wastewater

- 6.2.1. The proposed method of wastewater disposal is via a new wastewater treatment system and percolation area. The site has a shallow gradient whilst the surrounding land is relatively flat. The groundwater flow is generally from east to west. There are no waterbodies, streams or rivers affecting the site or in proximity.
- 6.2.2. The closest well is on a neighbouring land holding south of the subject property. It is situated 26m away and, therefore, exceeds the minimum required separation distance of 25m between it and the WWTP as per Table 6.3 of the EPA CoP. I also consider that there would be sufficient space onsite to accommodate the proposed polishing filter area so that the required setbacks from the road (4m) and site boundaries can be achieved (3m).
- 6.2.3. The northeastern boundary of the site accommodates a hedgerow and narrow stretch of low-lying ground running parallel to the road. The ground was dry on the day of my site inspection. I do not consider that this strip of land falls within the formal meaning of what constitutes an 'open drain' or 'drainage ditch'. The term ditch has become ubiquitous as a way in which to describe such land/features, but what exists here is not a formal drainage channel or conduit, in my opinion, for the purposes of receiving and channelling water away from the land to another location.
- 6.2.4. I note also that the Applicant has reaffirmed their intention to commission a report by a suitably qualified person to confirm that the percolation area/polishing filter has been designed, laid out and constructed in accordance with the design proposed by the site characterisation form submitted with the original application. Furthermore, this is required under condition set out in the Council's NoD (No. 5) and there are other similar obligations in relation to the construction and ongoing maintenance of the WWTP. In the event the Board decides to grant permission, I recommend that similar a condition be attached to the Decision.

6.3. Other Issues

Waste Disposal

- 6.3.1. The Appellant raises concerns in relation to waste storage and disposal facilities. It is asserted that the application does not address how or where waste refuse will be managed or contained onsite.
- 6.3.2. The Applicant proposes to construct a contained and enclosed waste storage facility. This information is indicated on the Proposed Site Layout Plan. The drawing shows an external space for this purpose called 'bin collection areas'. This is a dedicated outdoor yard sitting on a hardstand area. There is space for six waste receptacles.
- 6.3.3. The safe management, storage and disposal of waste is also required to be in accordance with relevant industry standards; and I do not consider that given the scale and nature of the proposed development, which has a small café component, that there would be potential for significant environmental impacts arising.

Surface Water Runoff

- 6.3.4. The amount of surface water runoff is likely to be increased due to the additional non-permeable surface areas associated with the new development, including roofs, parking areas, footpaths and areas of hardstand. I note that the Applicant has addressed this issue as part of their Response and has confirmed that the soakaway will be designed in accordance with the relevant BRE Digest Test 365, which is a test to determine the volume required for a rainwater or stormwater soakaway. This is also required under a condition attached by the Planning Authority (Condition 7c), and the development is required to dispose of surface water within its own site only and must not discharge onto the public road or adjoining properties (Condition 7a). The proposed soakaway is therefore required to have sufficient volume and be of an appropriate design so as to prevent any water draining onto abutting lands.

Water Supply

- 6.3.5. The proposed source of water supply is to be via a deep bore well. The proposed development is not a largescale commercial operation and I consider this method of water supply acceptable. The Planning Authority did not raise any concerns with this issue in either the Planner's Report or the report completed by the Environment Section.

6.4. Appropriate Assessment

- 6.4.1. Having regard to the nature and small scale of the development proposed, which is for a café, visitor centre and Men’s Shed, and the distance from the nearest European Site, no Appropriate Assessment issues arise. Therefore, it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

7.0 Recommendation

I recommend that permission be granted for the reasons and considerations set out below.

8.0 Reasons and Considerations

Having regard to the provisions of the *Meath County Development Plan 2021-2027*, the nature and scale of the proposed development, which comprises the restoration and extension of an existing vernacular building to be used as a visitor centre and café and the construction of a Men’s Shed, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions below, the proposed development would not lead to endangerment of public safety by reason of traffic hazard, would not seriously injure the amenities of the area or of property in the area, 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.

9.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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
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	<p>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>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.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>a) The Applicant shall provide and maintain sightlines of 90m to the nearside road edge from a setback of 3m over a height of 0.6m to 1.05m above road level at the entrance and exit to the proposed car park. The entire nearside edge of the road shall be visible over the sightline.</p> <p>b) Prior to commencement of development, the Applicant shall agree in writing with the Planning Authority details of the works at the junction between the L3406 and L34062, the boundary treatment along the L3406, and details of the pedestrian crossing shown on Drwg. No. 202-301 and shall be in accordance with the detailed standards of the planning authority for such works.</p> <p>Reason: In the interest of amenity and of traffic and pedestrian safety.</p>
4.	<p>a) The proposed wastewater treatment system and percolation area 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.</p> <p>b) Treated effluent from the septic tank system shall be discharged to a percolation area which shall be provided 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.</p> <p>c) 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.</p>

	<p>d) The surface water soakway shall be designed and located such that the drainage from the proposed development and paved areas of the site shall be diverted away from the location of the polishing filter.</p> <p>Reason: In the interest of public health.</p>
5.	<p>All trees and hedgerows within and on the boundaries of the site shall be retained and maintained, with the exception of the following:</p> <p>a) Specific trees, the removal of which is authorised in writing by the planning authority to facilitate the development to accommodate the vehicular access and visibility splays.</p> <p>b) Trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeon's report, and which shall be replaced with agreed specimens.</p> <p>Retained trees and hedgerows shall be protected from damage during construction works. Within a period of six months following the substantial completion of the proposed development, any planting which is damaged or dies shall be replaced with others of similar size and species, together with replacement planting required under paragraph (b) of this condition.</p> <p>Reason: In the interest of visual amenity.</p>
6.	<p>All planting and landscaping required to comply with the specification of the landscaping scheme submitted to the planning authority shall be maintained, and if any tree or plant dies or is otherwise lost within a period of five years, it shall be replaced by a plant of the same species, variety and size within the planting season following such loss.</p> <p>Reason: In the interest of visual amenity.</p>
7.	<p>The hours of operation shall be between 0900 and 1800, Monday to Sunday.</p> <p>Reason: In the interest of the amenities of property in the vicinity.</p>
8.	<p>Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with,</p>

	<p>the planning authority prior to the operation of the development. This scheme shall include the provision of litter bins and refuse storage facilities.</p> <p>Reason: In the interest of visual amenity.</p>
9.	<p>Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
10.	<p>Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health.</p>

Ian Boyle

Planning Inspector

15th November 2022