



An
Bord
Pleanála

Inspector's Report ABP-318002-23

Development	Planning permission for alterations and extensions to an existing dwelling, a domestic garage, installation of a new onsite wastewater treatment system and all associated site works.		
Location	Baunoge, Letterfrack, County Galway.		
Planning Authority Ref.	2360713		
Applicant(s)	Colm O Cléirigh.		
Type of Application	Permission.	PA Decision	Refuse Permission.
Type of Appeal	First Party	Appellant	Colm O Cléirigh.
Observer(s)	None		
Date of Site Inspection	14/02/24	Inspector	Fergal Ó Bric

1.0 Site Location and Description.

1.1 The appeal site is located in the rural townland of Baunoge, located approximately two kilometres south-west of the rural settlement of Letterfrack. The site is accessed directly from the N59 National secondary route, a route linking Letterfrack with Clifden in Connemara. Site levels within the appeal site rise gradually above those of the adjoining public road from south-east to north-west.

The appeal site comprises a single storey prefabricated dwelling which is stated not to be inhabited at present within a site area comprising 0.37 hectares.

1.2 The appeal site is overgrown with dense shrubbery. There are also a number of mature trees growing throughout the appeal site. There is no formal entrance or gateway onto the site, with a gravelled driveway leading to the house from the N59.

2.0 Proposed development.

2.1 Planning permission is sought for alterations and extensions (128 square metres, sq. m.) to an existing single storey dwelling (66.85 sq. m.), a domestic garage with a stated floor area of 50 sq. m.) installation of a new on-site wastewater treatment system and all ancillary site works.

2.2 The Planning application was accompanied by a Planning Statement outlining a planning rationale for the development and giving a background and context to the development. A Site Characterisation Report (SCR) was also submitted providing details of a new on-site wastewater treatment system for the site and a Structural Report outlining the condition of the dwelling was also submitted.

3.0 PA's Decision:

The Planning Authority refused planning permission for the development. Two reasons for refusal were set out as follows:

1-The proposed development is located along the N59 National Road where the maximum speed limit applies. Based on the information submitted and the plans and particulars received, and having regard to the horizontal and vertical alignment of the national road, the site entrance onto the N59 is deemed unsatisfactory owing to the forward sight distance of right turning vehicles entering the site and the remedial works required to provide entry and exit visibility sightlines from the entrance of the site, which constitutes significant intervention in a national route, in conjunction with the absence of satisfactory demonstrated sightlines in accordance with DM standard 28 of the Galway County Development Plan 2022-2028. It is considered that, if permitted, as proposed, the development would interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of a traffic hazard, obstruction of road users, or otherwise and,

therefore, would be contrary to the proper planning and sustainable development of the area.

2 Official policy in relation to development involving access to national roads and development along such roads is set out in the Department of Environment Community and Local Government Spatial Planning and National Roads Guidelines for Planning Authorities (January 2012). Section 2.5 of the Guidelines state that the policy of the Planning Authority will be to avoid the creation of an additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/h apply. The proposal, if approved, would potentially result in the intensification of an existing direct access to a national road contrary to official policy in relation to control of frontage development on national roads.

4.0 Planning History

Planning Authority reference numbers 23/60231, in May 2023, the current applicant was refused planning permission for the construction of alterations and extensions to an existing dwelling, a domestic garage and installation of a new onsite wastewater treatment system. The first reason set out was in relation to inadequate sightlines at the entrance point and being contrary to DM Standard 28 within the Development Plan in relation to the opening of new entrances onto national routes and the second refusal reason was in relation to the planning status of the dwelling on site.

5.0. Local Planning Policy

5.1 Galway County Development Plan 2022 -2028

The Galway County Development Plan 2022 -2028 was adopted by the Planning Authority on 9th May 2022 and came into effect on the 20th day of June 2022. It has regard to national and regional policies in respect of domestic extensions and natural heritage. Chapters 4, 10 and 15 of the Plan refer.

Relevant policies objectives include:

Policy Objective RD 3 Assimilation of Buildings

To ensure that all buildings are appropriately sited and sympathetic to their surroundings in terms of scale, design, materials, and colour. The grouping of

buildings will be encouraged in the interests of visual amenity. In general, the removal of hedgerows to accommodate agricultural buildings will not be permitted.

Policy Objective RH 7: Renovation of existing derelict and semi-derelict dwellings:

It is a policy objective of the Planning Authority that proposals to renovate, restore or modify existing derelict or semi-derelict dwellings in the County are generally dealt with on their merits on a case-by-case basis, having regard to the relevant policy objectives of this plan, the specific location and condition of the structure and the scale of any works required to upgrade the structure to modern standards. The derelict/semi derelict dwelling must be structurally sound and have the capacity to be renovated or extended and have the majority of its original features in place. A structural report will be required to illustrate that the structure can be brought back into habitable use, without compromising the original character of the dwelling. Where the total demolition of the existing dwelling is proposed an Enurement Clause for seven years duration will apply.

DM Standard 4: House extensions (Urban and Rural)

Proposed extensions shall:

- In general, be subordinate to the existing dwelling in its size, unless in exceptional cases, a larger extension compliments the existing dwelling in its design and massing.
- Reflect the window proportions, detailing and finishes, texture, materials, and colour unless a high quality contemporary and innovatively designed extension is proposed.
- Not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact; and
- Carefully consider site coverage to avoid unacceptable loss of private open space.

Policy Objective RH 9 Rural Design Guidelines.

DM Standard 6: Domestic Garages (Urban and Rural)

- The design, form and materials should be ancillary to, and consistent with the main dwelling on site.
- Structures may be detached or connected to the dwelling but should be visually subservient in terms of size, scale, and bulk.
- Storage facilities should be used solely for purposes incidental to the enjoyment of the dwelling and not for any commercial, manufacturing, industrial use, or habitable space in the absence of prior planning consent for such use.

DM Standard 28: Sight Distances Required for Access onto National, Regional, Local and Private Roads.

Exit Visibility Check

Visibility splays shall be measured a minimum distance of 2.4m from the edge of the carriageway ('x' distance) or as determined by Galway County Council. In limited instances this may be reduced to 2.4m and to 2.0m in difficult circumstances on urban roads.

Site visibility requirements shall be provided within the development boundary of the site or on lands in the control of the applicant or lands in public ownership.

Entry Visibility Check

A vehicle turning into the proposed development shall be visible to an approaching vehicle for a distance of Y in order to avoid a rear end collision. A vehicle turning right into the proposed development shall have a forward visibility to the centre of the opposite lane for a distance of Y to ensure they can safely cross the path of an on-coming vehicle.

Table 15.3 Sight Distances required for Access onto National Regional and Local Roads:

Design Speed and Sight Distances	Sight Distance required for the following Design Speed on the Major Road in kph					Sight Distance required for the following Design Speed on the Minor Road in kph	
	Design Speed	100	85	70	60	50	42
Y Distance on Major Road		215	160	120	90	70	50

5.2 Natural Heritage Designations

The closest designated European Sites are the Twelve Bens/Garraun Complex SAC (site code 002031) which is located approximately 820 metres south-east of the appeal site and the Illaunnanoon SPA (site code 004211) which is located approximately 940 metres north of the appeal site.

6.0 The Appeal

6.1 A First Party Appeal in relation to the Planning Authority refusal of planning permission has been received. The key issues raised within the submission are as follows:

- DM Standard 28 as referenced in the first refusal reason pertains to new entrances. The development does not provide for a new entrance onto the N59, but pertains to a dwelling constructed by Galway County Council in the 1970s. The proposals relate to the use of an existing domestic access constructed at the same time as the dwelling on site.
- The development would not increase the potential occupancy of the dwelling and, therefore, would not result in an intensification of the existing access onto the N59. The development is, therefore, not contrary to Section 2.5 of the Spatial Planning and National Roads Guidelines, published by the Department of Environment, Community and Local Government (2012)
- The proposed extensions and alterations would not result in increased traffic demand in comparison to that of the existing dwelling.

- The existing dwelling on site could be extended by an additional 40 square metres under the exempted development provisions set out under Schedule 2, Part 1, Class 1 of the Planning and Development Regulation 2001 (as amended). Similarly, a domestic garage up to 25 square metres could be developed under Class 3 of these Regulations, under the exempted development provisions.
- The volume of traffic associated with the extended dwelling may be potentially reduced in comparison to that associated with the existing dwelling, as it affords the potential for remote working, a concept supported by Policy Objective RD4 within the Development Plan.
- There is no direct or indirect connectivity between the appeal site and any Natura 2000 site(s).
- An Bord Pleanála reference 245711 related to the development of a replacement dwelling and the use of an existing access onto the N5 National Primary Route. The Board Order set out the following: The Board further considered that the presence of an existing access way onto the main road meant that the replacement house did not introduce a new traffic hazard.
- The proposals would not result in the creation of any additional access point onto the N59 nor the generation of increased traffic.
- The existing dwelling would generate traffic associated with its continued use; however, the proposals would not generate any additional traffic.
- No additional bedroom spaces are proposed. The proposals would not increase the occupancy within the dwelling and, therefore, would not generate additional traffic.
- Transport Infrastructure Ireland set out that they had no observations to make under planning reference 23/60231 which related to the same proposals as sought within the current appeal.

- The proposals provide an opportunity to improve an existing dwelling in an area classified as structurally weak and suffering from rural depopulation within the Development Plan.
- The existing dwelling is capable of human habitation. A structural report has been submitted recommending that the alteration and extension works are capable of being completed without the need for extensive structural intervention as proposed to provide for present day habitation and to achieve compliance with Building Regulation standards.
- The design and layout are informed by the Design Guidelines for Single Rural houses as set out within the Development Plan.
- There are currently no views into the site due to the contours of the site and the extent of mature planting within the site.
- The Planners report considered the impact of the development on the landscape as being acceptable in an area of Special Landscape Sensitivity.

6.2 P.A. Response

- None.

7.0 EIA Screening - Having regard to the nature of the domestic development and its location removed from any sensitive locations or features, there is no real likelihood of significant adverse effects on the environment. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

8.0 AA Screening - The subject site is located approximately 820 metres north-west of the Twelve Bens/Garraun Complex SAC (site code 002031) and the Illaunnanoon SPA (site code 004211) is located approximately 940 metres north of the appeal site. Having regard to the scale and nature of the domestic structures sought to be developed, and to the location of the appeal site removed from any European Sites, with no surface water hydrological or ecological connectivity between the appeal site and any European site(s), it is considered that no

Appropriate Assessment issues arise. The development would not be likely to have a significant effect individually, or in combination with other plans or projects on a European site.

2.0 Assessment

2.1 Introduction

2.1.1 The key issues in this appeal are those raised in the reason for refusal and in the grounds of appeal, and I am satisfied that no other substantive issues arise. The issues can be addressed under the following headings:

- Principle of development
- Design and Layout
- Access and Road safety
- Other Matters

2.2 Principle of Development

2.2.1 I note the provisions of policy objective RD3 within the Development Plan which seeks the assimilation of development as part of extension proposals and DM Standard 4 which requires that extensions be subordinate to the main dwelling, that external finishes and fenestration details are consistent with the dwelling and that neighbouring amenities would not be adversely impacted upon.

2.2.2 Policy objective RH7 within the Development Plan pertains to the renovation of existing derelict and semi-derelict dwellings. The policy objective sets out that the dwellings must be structurally sound and have the capacity to be renovated or extended. The applicant has submitted a structural report which sets out that the dwelling: The structure shows no signs of significant deterioration or structural compromise that would necessitate complete reconstruction and that the dwelling is considered capable of refurbishment without the need for extensive structural intervention. I am satisfied that the applicant has demonstrated that the dwelling can be brought to a standard suitable to meet current

building regulation standards and suitable for family living in accordance with the RH7 policy objective.

2.2.3 DM Standard 6 within the Development Plan sets out standards for domestic garages as follows: The design, form and materials should be ancillary to, and consistent with the main dwelling on site; Structures may be detached or connected to the dwelling but should be visually subservient in terms of size, scale and bulk; Storage facilities should be used solely for purposes, incidental to the enjoyment of the dwelling and not for any commercial, manufacturing, industrial use or habitable space in the absence of prior planning consent for such use.

2.2.4 I consider that the form, scale, and design in this instance of the extension and garage structure would be ancillary to the main dwelling. The structures would be considered to be subservient in terms of size, scale, and bulk to the dwelling on site and would accord with the provisions of the policy objectives RD3 and RH7 and DM Standard 6. within the Development Plan and in accordance with the proper planning and sustainable development of the area.

2.2.5 In conclusion, I consider that the principle of the development of the extension is acceptable, and I note that the Planning Authority has not raised any objections to the principle of renovating and extending the dwelling on site. Therefore, I consider the proposals to be acceptable subject to the issues of design and layout, access and road safety and wastewater and Appropriate Assessment being satisfactorily addressed.

2.3 Design and Layout

2.3.1 The applicant is seeking planning permission for the construction of a two-storey extension with a floor area of 128 square metres to the front of the existing dwelling on site. The domestic extension would adjoin the existing dwelling by means of a single storey link. The extension would comprise a double height kitchen/living/dining room, gym and boot room at ground floor level and a home office and snug at first floor level. Site levels fall from the existing dwelling on site in a north-westerly direction towards the public road. Permission is also being sought for the development of a domestic garage structure with a stated floor

area of 50 square metres (sq. m.), I consider the scale of the domestic extensions/garage to be appropriate within this generous site area.

2.3.2 The two-storey domestic extension is proposed to the front of the dwelling where site levels are lower than those of the existing dwelling and would integrate appropriately with the existing dwelling on site and not be visually prominent from the public road, given the mature landscaping that exists within the appeal site boundary. The external finishes, fenestration detailing, scale, and design would be consistent with those of the dwelling on site.

2.3.3 The Structural Report submitted, prepared by an architect states that the dwelling on site is capable of habitation, though requires modernisation to archive the space and thermal performance standards suitable for present day habitation. I consider that the proposals would accord with the principles of sustainable development whereby a semi-derelict uninhabited dwelling would be brought back into use under the current proposals and, therefore, be in accordance with Policy Objective RH7 within the Development Plan in terms of being capable of refurbishment without the need for extensive structural intervention, as set out within the structural report.

2.3.4 In conclusion, I consider that the applicant has set out a planning rationale justifying the existing and proposed development, which is supported by the policy objectives as set out in the Development Plan in relation to the scale, size and assimilation of domestic garages and extensions within rural areas in Galway. It is considered that to permit the alterations and extensions which are considered to assimilate appropriately with the existing dwelling on site would accord with the proper planning and sustainable development of the area

2.4 Access and Road Safety

2.4.1 The first reason for refusal set out by the Planning Authority specifically relates to the access point directly onto a national secondary route at appoint where visibility is restricted and that the access would be contrary to DM Standard 28 within the Development Plan policy in relation to new access points onto strategic national routes. No new access point is proposed in this instance. There is an existing domestic entrance to the appeal site which accesses directly onto the N59 National

Secondary Route at a point where the 100 kilometre per hour speed limit applies. There is a continuous white line on the roadway at this point. The horizontal alignment of the road is substandard at the entrance point, and the visibility is restricted in both directions. Sight and stopping distances are both impacted due to the horizontal and vertical alignment on the adjoining carriageway. The dwelling is set back approximately sixty metres from the edge of the carriageway, off a long-gravelled driveway. The applicant has shown he owns approximately 12 metres of road frontage. There is an opportunity to clear back the shrubbery along his road frontage of his site in order to provide for a safer splayed entrance arrangement than exists on site at present and optimise sight/stopping distances.

2.4.2 The second reason for refusal relates to the entrance being contrary to national roads policy in relation to the protection of national routes. This reason is based on the comments received by the Planning Authority from Transport Infrastructure Ireland (TII). This referral response specifically references Section 2.5 of the Spatial Planning and National Roads Guidelines. I note that the same proposals from the applicant was previously referred to TII by the Planning Authority under reference number 23/60231 where TII set out that it had no observations to make. It appears that there is an absence of consistency of approach to the same proposal, for an extension to a rural dwelling. Given no additional occupancy is proposed within the dwelling, that no increase in traffic would arise from the existing domestic entrance. I am of the opinion that the view of TII as expressed under planning reference number 23/60231 is reasonable and I would concur with that view.

2.4.3 The applicant has set out that the dwelling was constructed by Galway County Council back in the 1970's. The applicant acquired the residential property from the Local Authority in recent years. The property has the benefit of an existing domestic entrance onto the N59. The applicant is seeking to extend and alter the existing dwelling in order to make it habitable and in accordance with current Building Regulation standards. No additional occupancy is proposed, I am satisfied that the domestic extensions and domestic garage will not generate any significant increase in traffic to/from the appeal site. I acknowledge that the site accesses onto the N59 at a point where visibility is restricted. However, I consider that there is an opportunity to provide for a safer access arrangement to the dwelling from within his

current road frontage. The applicant owns approximately twelve metres of road frontage onto the N59. The applicant could provide for a safer recessed entrance arrangement within his road frontage, where a recessed splayed entrance would be provided to enable cars to enter and exit the site in a safer manner than at present. This is a matter that could be strictly conditioned to be agreed in writing with the Planning Authority in advance of any construction works commencing at the dwelling.

2.4.4 The applicant has set out that he could extend the existing dwelling and construct a domestic garage on site under the exempted development provisions of the Planning and Development Regulations 2001 (as amended), without the need to alter the existing entrance arrangement. I consider that there is an opportunity to provide for a safer entrance arrangement to/from the appeal site. I also refer to Bord reference number 245711 where the Board deemed that the presence of an existing access way onto the main road (the N5 National Primary Route) meant that the proposed replacement house did not introduce a new traffic hazard. I consider this to be a reasonable and rational approach adopted by the Board. Similarly in this instance, I am of the opinion that the proposed extension will not increase the occupancy within the dwelling and, therefore, will not introduce a new traffic hazard. Therefore, I consider that the existing access, subject to a condition providing for the upgrade of the access to the N59, the setting back and splaying would be satisfactory to serve the existing and proposed development on site. Therefore, I feel that the second reason for refusal can be set aside on this basis.

2.5 Wastewater

2.5.1 The soils in the area as classified as being till derived from metamorphic rock underlain by gley soils. The appeal site is underlain by a poorly productive aquifer which is highly vulnerable. The appeal site is located within the Spiddal groundwater body where the status is classified as being good. A Site Characterization Report (SCR) was submitted by the applicant as part of his planning documentation. The trial hole was dug to a depth of 1.16 metres. Bedrock was discovered at this depth. A p-value 34.34 was recorded. No t-test was conducted within the subsoils as the bedrock was encountered at the elevated depth of 1.16 metres and, therefore, it is

not proposed to use the subsoils for the treatment of effluent in this instance. A tertiary treatment system and raised soil polishing filter is proposed to treat the effluent in this instance. Table 6.3 of the EPA 2021 Code of Practice for Domestic Wastewater Treatment Systems (DWWTS) sets out that the minimum depth of unsaturated soils shall be 0.9 metres where a Groundwater response of R1 is observed and where a soil polishing filter system is proposed following secondary treatment. I am satisfied that the applicant wastewater proposals would accord with the provisions of the EPA, Code of Practice 2021 for domestic wastewater treatment systems.

2.5.2 There was no evidence of the water table within the trial hole. Photographic images of the trial hole have also been submitted. I note the current appeal would involve the installation of a new on-site wastewater treatment system to replace the existing outdated septic tank and soak hole which would have been installed back in the 1970's when the dwelling was constructed on site. I note as per the planning drawings submitted that the domestic extension provides for an extended kitchen/living room areas, a boot room, gym and snug. No additional bedroom space is proposed, as per the drawings submitted. Therefore, there would be no increase in the population equivalent (pe) associated with the dwelling on site, which would remain at 6 persons, the same as when the dwelling was originally constructed on site. Table 3.2 of the EPA Code of Practice, 2021 sets out that a three-bedroom dwelling is considered to have a Design PE of 5.

2.5.3 Based on the information submitted by the applicant as part of his planning documentation including the percolation test results set out within the Site Characterisation Report submitted, I am of the opinion that the upgraded on-site wastewater treatment proposals are acceptable and would accord with the guidance as set out within the EPA Code of Practice, 2021 pertaining to dwellings in the

countryside and, would therefore, be in accordance with the proper planning and sustainable development of the area.

2.6 Appropriate Assessment

2.6.1 I have considered the development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located approximately 820 metres north-west of the nearest European site, the Twelve Bens/Garraun Complex SAC (site code 002031). The development description was set out with Section 2 of the report above. No nature conservation concerns were raised in the planning appeal.

2.6.2 Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows [insert as relevant:

- The modest small scale of the works proposed.
- The separation distance from the nearest European site and the lack of hydrological or ecological connectivity to any Natura 2000 site.
- Taking into account screening determination prepared by the Planning Authority.

2.6.3 I conclude, that on the basis of objective information, that the proposed development would not have a likely significant effect on any European site either alone or in combination with other plans or projects. Likely significant effects are excluded and, therefore, Appropriate Assessment (Stage 2) under Section 177V of the Planning and Development Act 2000(as amended) is not required.

3.0 Recommendation

3.1 I recommend that planning permission be granted subject to the following conditions:

4.0 Reasons and Considerations

4.1 In conclusion, I consider the current proposals would be in compliance with the provisions of specific policy objectives RD3 and RH7 and also DM standards 4 and 6

within the current Galway County Development Plan 2022. I note the location of the appeal site removed from any of the Natura 2000 sites with no identifiable hydrological nor ecological connectivity to any of the European site. Having regard to the relatively modest scale and bulk of the structures sought to be developed, which are considered to be domestic in their form, the proposals to upgrade the on-site wastewater treatment proposals, the established nature of the domestic access with no increase in potential occupancy within the dwelling and, therefore, I consider the development proposals to be acceptable. I am satisfied that the structures will assimilate appropriately with and would be subservient to the dwelling on site and that the proposals provide for the renovation of a dwelling which, although habitable, is presently in a poor state of repair. On balance, I consider that the proposals would be in accordance with the proper planning and sustainable development of the area.

5.0 Conditions

- 1 The development shall be constructed in accordance with the plans and particulars lodged with the application on the 28th day of June 2023, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

- 2 Prior to the commencement of development, the applicant shall submit details for the setting back and splaying of a domestic entrance for the written agreement of the Planning Authority. Precise details of all foliage to be removed to achieve and maintain sight distances shall be submitted. The foliage shall be maintained at all times so that sight distance triangles are permanently maintained and optimised. Details of the gradient of the entrance shall also be submitted.

Reason: In the interest of traffic safety.

- 3 The domestic garage shall be used for domestic storage purposes only and shall not be used for human habitation or commercial purposes. The shed shall not be sold, let or other transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the property in the interest of residential amenity.

- 4 (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.
- (b) Final details of the surface water management within the appeal site shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
- (c) Water supply and drainage arrangements, including attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of proper planning and sustainable development.

- 5 The mature trees, walled boundaries and fencing within the appeal site and along the appeal site boundaries shall be maintained in situ, except where required to be removed to improve and maintain sightlines.

Reason: In the interest of visual amenity.

- 6 (a) The proposed effluent treatment and disposal system shall be located, constructed, and maintained in accordance with the detail submitted to the Planning Authority on the 21st day of October 2022. and in accordance with the requirements of the document entitled: Code of Practice - Wastewater Treatment and Disposal Systems Serving Rural Dwellings (p.e .≤ 10) – Environmental Protection Agency, 2021. Arrangements in

relation to the ongoing maintenance of the system shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development.

(b) Within three months of the 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 raised percolation area is constructed in accordance with the standards set out in the EPA document.

(c) The existing septic tank and shall be removed off site and the area shall be chemically sterilised.

Reason: In the interest of public health.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Fergal Ó Bric

Planning Inspectorate