

APPENDIX F

Expires 23/1/28



CLARE COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED) NOTIFICATION OF
GRANT OF PERMISSION (SUBJECT TO CONDITIONS) UNDER SECTION 34 OF THE
PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

To: P Sexton,
c/o Martin Tubridy,
Cooraclare,
Co. Clare.

Planning Register Number: P22/666

Application Received on: 25/07/2022

Further Information Received on: 28/10/2022

Application of P Sexton, c/o Martin Tubridy, Cooraclare, Co Clare to demolish part of existing dwelling, to extend existing dwelling and connect to existing septic tank at Breaffy South Miltown Malbay, Co Clare.

Having regard to policies of the Clare County Development Plan 2017-2023 (as varied) and the pattern of development in the area, it is considered that, subject to conditions, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

A **permission** has been granted for the development described above subject to the following **5 No. Conditions**.

1. The development shall be carried out and completed in accordance with the drawings and particulars as received by the Planning Authority on the 25th July 2022 and as amended by the Further Information as received by the Planning Authority on the 28th October 2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the Planning Authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

2. The existing road boundary shall be retained in its entirety except where its removal is required for the construction of an entrance to serve the dwelling. Side walls and piers of the proposed entrance shall be tied into the existing roadside boundary, all to the satisfaction of the Planning Authority.

The entrance gate shall be recessed 2.4m inside the line of the existing road boundary with wing walls not more than 1.1m in height splayed at an angle of 45 degrees or bellmouthed in a manner to give an entrance width of 13.5m at the new fenceline.

The finished level of the recessed entrance shall be the same as the road level opposite the entrance gates. The existing hedgerow/sod and stone ditch shall be repaired/supplemented as necessary.

3. Notwithstanding any drawings submitted, the following schedule of materials/finishes only shall be used in the proposed development:

(a) The roof shall be finished in natural quarry slate (salvaged or new) black, dark grey or blue/black in colour. The colour of the ridge tile shall match the colour of the roof and shall be of concrete or clay manufacture without raised edges or ribs.

OR

The roof shall be finished in natural slate effect slate black, dark grey or blue/black in colour. The colour of the ridge tile shall match the colour of the roof.

*Tried to phone
Martin Noel Tubridy
but no response
email - instead
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OR

The roof shall be finished in slate/flat tile black, dark grey or blue/black in colour. The colour of the ridge tile shall match the colour of the roof.

- (b) No changes are permitted to the agreed window sizes, materials or designs. No neo-Georgian style plastic glazing bars or other decorations are permitted.
- (c) Any stone facing shall be of natural local stone. All pointing shall be recessed or flush.
- (d) No floodlighting of the proposed development is permitted.

4. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

5. (a) The wastewater treatment system and polishing filter shall be located and installed in accordance with the details received by the Planning Authority on 25th July 2022 and as amended by the Further Information as received by the Planning Authority on the 28th October 2022. It shall comply with the requirements of the EPA Code of Practice Domestic Wastewater Treatment Systems (PE < 10) 2021 as amended. The proposed system shall comply with S.R.66:2015 and have appropriate I.S. EN 12566 certification. No other system other than the type proposed in the submission dated 28/10/22 shall be installed unless agreed in writing with the Planning Authority.

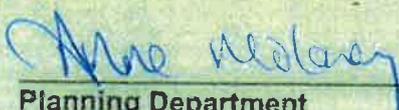
(b) The installation and commissioning of the domestic wastewater treatment system and polishing filter shall be carried out by suitably trained and qualified personnel. All work shall be documented and photographed for future evidence. A copy of certification and a full report with photographs shall be submitted to the Planning Authority within four weeks of the date of installation.

(c) The applicant shall undertake a maintenance contract for the on-going maintenance of a proprietary wastewater treatment unit. A signed and approved maintenance contract agreement for three years shall be submitted to the Planning Authority and thereafter shall be in place at all times.

(e) The treatment system shall be de-sludged regularly (according to manufacturer's instructions). Receipts shall be retained for a minimum of five years and submitted to the Planning Authority on request.

(f) 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 into the wastewater treatment system or onto adjoining road.

Signed on behalf of Clare County Council.



Planning Department
Economic Development Directorate

Dated: 24/01/2023