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SLIGO COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

NOTIFICATION OF DECISION TO GRANT A PERMISSION

TO: John & Lisa Monahan
C/o NOJI Architects
Desk 22, The Collaborative Area
Ground Floor, The Building Block,
Bridge Street
Sligo

RL 7381 4253 2IE
25/7/19
refers.

Planning Register Number:

PL 19/218

Application Received:

05/06/2019

Further Information Received Date:

Notice is hereby given that Sligo County Council by Order dated **24/07/2019** decided: to **GRANT PERMISSION** to the above named, for development of land, in accordance with the documents lodged namely: **development consisting of construction of a new dwelling, a new garage, a new gateway for vehicular access, a septic tank and percolation area and all associated site works at Larass, Strandhill, Co. Sligo** subject to the **10** condition(s) set out in the schedule attached hereto entitled '**Schedule 2 – Schedule of Conditions**'. The main reasons & considerations on which the decision is based are detailed on the schedule attached hereto entitled '**Schedule 1**'. The Planning Authority has had regard to any submissions, observations or representations made on this file.

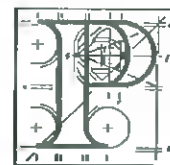
Signed on behalf of Sligo County Council.

Date: 25/07/2019


ADMINISTRATIVE OFFICER

This NOTICE is **not** a grant of permission or approval and work should not be commenced until planning permission is issued. Provided there is no appeal against this DECISION, a grant of PERMISSION will issue as soon as may be, but not earlier than 3 working days, after the expiration of the period for the making of an appeal if there is no appeal before the Board on the expiration of the said period.

Any appeal against a decision of a Planning Authority must be made to An Bord Pleanála, 64 Marlborough Street, Dublin 2, and must be received by the Bord within 28 DAYS beginning on the date of the making of the decision by the Planning Authority. An appeal by the applicant should be accompanied by this form. An appeal by any other person should state the applicant's name and address, name of the Planning Authority and the Planning Register number and a copy of the acknowledgement letter from the Local Authority. An appeal shall (a) be made in writing, (b) state the name and address of the appellant (c) state the subject matter of the appeal (d) must state in full the grounds of the appeal and the reasons, considerations and arguments on which they are based and (e) be accompanied by the correct fee. It is not permitted to submit any part of it later on, even within the time limit.



Guide to Fees payable to An Bord Pleanála

This guide does not purport to be a legal interpretation of the fees payable to the Board. Further information in respect of fees can be obtained from the Board by contacting it at 64 Marlborough Street, Dublin 1.

Tel: 01 8588100

email: bord@pleanala.ie or at www.pleanala.ie

Appeals/Referrals under Planning Acts	Fee
(a) Appeals against decisions of Planning Authorities	
Appeal	
(i) 1 st party appeal ¹ relating to commercial development ² where the application included the retention of development.	€4500 or €9,000 if an EIS ³ or NIS ⁴ involved
(ii) 1 st party appeal relating to commercial development (no retention element in application).	€1,500 or €3,000 if EIS or NIS involved
(iii) 1 st party appeal non-commercial development where the application included the retention of development.	€660
(iv) 1 st party appeal solely against contribution condition(s) – (2000 Act ⁵ section 48 or 49).	€220
(v) Appeal following grant of leave to appeal.	€110
(vi) An appeal other than referred to in (i) to (v) above.	€220
(b) Referral.	€220
(c) Reduced fee for appeal or referral (applies to certain specified bodies ⁶).	€110
(d) Application for leave to appeal (section 37(6)(a) of 2000 Act).	€110
(e) Making submission or observation (specified bodies exempt ⁶).	€50
(f) Request for oral hearing under section 134 of 2000 Act.	€50
Note: The above fee levels for planning appeals and referrals remain unchanged from those already in force since 2007 (but note the addition of NIS in (i) and (ii) above).	

Substitute Consent Part XA of 2000 Act	Fee
(a) Application for leave to apply for substitute consent (b) Application for substitute consent. (c) Request for oral hearing under section 177Q of 2000 Act.	€3,000 except no fee where previous permission set aside by Court decision. Similar to fee for application to Planning Authority. €50
Strategic Infrastructure Development	
(a) Application for Strategic Infrastructure Development⁷ under Planning and Transport (Railway Infrastructure) Acts. (i) Application under section 37A, 182A or 182C of 2000 Act or section 47 of Transport (Railway infrastructure) Act 2001. (ii) Application under section 181A of 2000 Act. (iii) Road Authority application under section 49 or 51 of Roads Act 1993. (iv) Application by Local Authority under section 17S or 226 of 2000 Act. (v) Application for compulsory acquisition of land (section 214, 215A or 215B of 2000 Act) relating to (i), (iii) or (iv) above. (b) Making submission or observation (specified bodies exempt⁶). (c) Request for pre-application consultations, section 37B, 181C or 182E of the 2000 Act or section 47B of Transport (Railway Infrastructure) Act 2001. (d) Request for an oral hearing under section 134 of 2000 Act (e) Request for alteration under section 146B of 2000 Act.	€100,000 €60,000 €60,000 €30,000 As (i), (iii) or (iv) above. €50 €4,500 (€3,500 refunded if not more than 1 meeting held) €50 €30,000
General	
(a) Request for scoping of an EIS. (b) Submission of EIS following request from Board. (c) Submission of NIS following request from Board.	€5,000 €1,500 Commercial development €1,500 Non-commercial development €220

Water Pollution/Water Services Act	Fee
Fees under section 66 of Water Services Act 2007 and section 8 of Water Pollution Act 1977, as amended.	
(i) Appeal.	€500
(ii) Reduced appeal fee.	€220
(iii) Submission/Observation.	€50
(iv) Request for Oral Hearing.	€50
Fees under section 20 of the Water Pollution Act 1977 (as amended). ⁸	
(i) Appeal.	€126
(ii) Reduced appeal fee (applies to certain specified bodies ⁶).	€63
(iii) Submission/Observation.	€38
(iv) Request for Oral hearing.	€63
Air Pollution Act⁹	
Appeal.	€60
Submission/Observation.	€10
Request for Oral Hearing.	€60
Building Control Act 1990 (as amended)	
Appeal.	€500

¹ An appeal made by the person by whom the planning application was made.

² Commercial development includes residential development of 2 or more houses.

³ Environmental Impact Statement.

⁴ Natura Impact Statement.

⁵ 2000 Act means Planning and Development Act 2000 as amended.

⁶ A list of these bodies is available from the Board.

⁷ Where cost recovery applies fees are offset against costs incurred.

⁸ The Board's power to set fees does not cover fees relating to appeals under section 20 of the 1977 Act and these fees remain as set by Ministerial Regulation. In these cases the reduced fee applies to certain prescribed bodies.

⁹ The Board has no power to amend existing fees under the Air Pollution Act and these fees remain as heretofore as set by Ministerial Regulation.

SCHEDULE ONE - REASONS AND CONSIDERATIONS

Having regard to the following:

- The provisions of the current Sligo County Development Plan and the Strandhill Mini Plan 2017-2023
- Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora)
- The EPA Code of Practice: Wastewater treatment and disposal systems serving single houses (p.e. ≤10) (2009).
- The existing pattern of development
- The scale and design of the proposed dwelling house.
- The reports from the Area Engineer and the Environment Section.

It is considered that the proposed development, subject to compliance with the following conditions, would not be injurious to the amenities of property in the vicinity, would not be prejudicial to public health, would be acceptable in terms of traffic safety and convenience, does not have an adverse impact on the *Natura 2000* network and would be in accordance with the proper planning and sustainable development of the area.

SCHEDULE TWO – SCHEDULE OF CONDITIONS

1. The proposed development shall be carried out in accordance with the plans and particulars submitted to the Planning Authority on the 5th June 2019, save where amended by the following conditions.

Reason: In order to clarify the documents to which this permission relates

2. The finished floor level of the proposed dwelling house shall be in accordance with the floor plans (Drawing Number 1719_P.02) submitted to the Planning Authority on the 5TH June 2019.

Reason: In the interest of proper planning & sustainable development of the area

3. (a) The roof shall be finished in sedum, unless otherwise agreed in writing with the planning authority.
(b) Any stone facing shall be of natural local stone. All pointing shall be recessed or flush.
(c) Remainder of external finishes shall be in accordance with the details submitted to the Planning Authority on 5th June 2019.
(d) No floodlighting of the proposed development is permitted.

Reason: In the interest of visual amenity

4. All existing tree/hedgerows on the site/boundaries shall be retained and maintained unless their removal is necessitated by a condition of this permission. The tree/hedgerows and their roots shall be protected during the course of site construction by the erection of a 1m high fence around the tree(s)/hedgerow at a radius of not less than 1M beyond the outer branches of the tree.

Reason: In the interest of visual amenity and the protection of wildlife.

5. (a) Landscaping shall be carried out in accordance with the details submitted to the Planning Authority on the 5th June 2019.
- (b) All planting shall be carried out within the first planting season following completion of the development.

Reason: In the interests of visual amenity

6. (a) Proper provision shall be made to ensure that no surface water or road surface materials are diverted or allowed to flow onto the adjoining public road.
- (b) Provision shall be made for the interception and disposal of surface water that may flow off the public road onto site as a result of this development.
- (c) The existing road drainage system shall not be obstructed by the development.
- (d) The gradient of the access road shall not exceed 1:10 for a minimum distance of 10 metres from its junction with the public road.

Reason: In the interest of road safety and to prevent damage to the public road

7. (a) The septic tank, wastewater pumping module and percolation area shall comply with the requirements of the Environmental Protection Agency Code of Practice (CoP) on Wastewater Treatment and Disposal Systems serving Single Houses (p.e.≤10) and design details/drawings and manufacturer specifications submitted to the Planning Authority
- (b) The septic tank shall comply with Part H of the Building Regulations, have I.S. EN 12566-1 or 4 certification and comply with S.R.66:2015.
- (c) The Local Authority shall be given at least two weeks written notice prior to the installation of the septic tank and percolation area. This notification shall confirm the site specific details regarding the competent technical professional who shall supervise the installation of the onsite wastewater treatment system.
- (d) Clean surface water from roof areas of the development and impermeable hard surface areas shall not be discharged to the foul effluent drainage system. Clean surface water run-off from roof areas of the development and impermeable hard surface areas on site shall be discharged to a surface water soak-pit system in accordance with the proposals submitted to the Planning Authority.
- (e) All domestic wastewater and grey water generated on site shall be discharged to the septic tank and discharged to the percolation area.
- (f) The applicants/homeowner shall de-sludge the septic tank in accordance with the Environmental Protection Agency Code of Practice (CoP) on Wastewater Treatment and Disposal Systems serving Single Houses (p.e.≤10) and as recommended by the manufacturer's instructions. De-sludging shall be carried out by a waste disposal contractor who holds a valid waste collection permit for the collection and disposal of sewage sludge. Records of de-sludging shall be retained by the applicants for a period of 5 years and made available to the local authority on request.

(g) A competent technical professional with professional indemnity insurance shall supervise the installation of the onsite wastewater treatment system and take site specific photographs detailing its installation before backfilling to show the system is installed correctly. Prior to occupation of the dwelling house; certification shall be submitted to the Planning Authority from the technical professional (including certified photographs) to certify that;

(i) The effluent treatment system (including the percolation area) complies with the Environmental Protection Agency Code of Practice (CoP) on Wastewater Treatment and Disposal Systems serving Single Houses (p.e.≤10) and the planning conditions.

(ii) All domestic wastewater and grey water generated on site is discharged to the septic tank and discharged via the percolation area.

(h) An audio/visual alarm shall be installed on the wastewater pumping module to alert the residents to system malfunction.

(i) The domestic wastewater drainage system and all associated connections to the wastewater pumping station and septic tank system shall be adequately sealed to prevent groundwater and surface water infiltration into the foul effluent drainage system.

Reason: In the interest of public health and to ensure the system is adequately maintained and works effectively and in order to ensure that the effluent complies with EU Regulations.

8. All construction waste associated with the development shall be disposed of by a licensed/permitted waste contractor who holds a current, valid, waste collection permit for the collection and disposal of construction and demolition waste.

Reason: In the interest of waste management.

9. A potable water supply shall be provided that complies with the requirements of the European Union (Drinking Water) Regulations 2014 (S.I. No. 122 of 2014), as amended. The potable water supply shall be taken from the Irish Water mains network as indicated in the plans and proposals submitted to the Planning Authority.

Reason: To ensure an adequate and potable supply of water to serve the development

10. The developer shall pay the sum of €10,500 (ten thousand five hundred euro) to Sligo County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the local authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the current (2018) Development Contribution Scheme for Sligo County Council made in accordance with section 48 of the Planning and Development Act 2000 (as amended). The contribution shall be paid prior to commencement of development, or in such phased payments as may be agreed in writing with the planning authority prior to the commencement of development.

Advice Note: A 10% reduction shall apply where development contributions are paid in full within 6 months of lodgement of a commencement notice (excluding retention permissions).

The breakdown of the contribution is as follows:

Type of Development	Amount of Contribution
Roads and public infrastructure	4200

General recreational and Community Facilities and amenities	6300
Total	10,500

REASON: It is considered reasonable in accordance with section 48 of the Planning and Development Act 2000 (as amended) that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the planning authority that is provided, or that is intended to be provided, by or on behalf of the Local Authority.

Advice Notes:

Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must contact Irish Water, apply for and sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions in that agreement.

In the interest of public health and environmental sustainability, Irish Water infrastructure capacity requirements and proposed connections to the water and wastewater infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

In terms of construction and demolition waste management and disposal of construction and demolition waste, the applicant is advised to refer to the document titled "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" a useful aid in managing their activities in a sustainable manner. This document is available from the Department of the Environment, Heritage and Local Government; (<http://www.environ.ie/en/Publications/Environment/Waste/WasteManagement/> Phone No. 1890 20 20 21).

The Department of Housing, Planning and Local Government has amended the Technical Guidance Document H (TGD H)- Drainage and Wastewater Disposal to reference S.R. 66:2015 and remove references to national annexes. The amendments to TGD H will become effective from 1-1-2017 and all works started after that date involving small wastewater treatment systems will have to comply with the requirements of S.R. 66:2015. This means that all wastewater treatment products have to be in compliance with S.R 66:2015 to be eligible for use in Ireland.