

Sligo County Council Planning Department

Planner's Report

Applicant:	John & Lisa Monaghan
Proposed Development:	Permission is sought for a development consisting of the 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
Site Location:	Larass, Strandhill
Register Reference:	PL19/218

1.0 SITE LOCATION AND DESCRIPTION

The subject site is located on the edge of an established residential area within the village of Strandhill. The site is located adjacent to the northern development limit of the Strandhill Mini Plan. There are existing dwelling houses to the east and south and agricultural fields to the west and north.



☆ Shows position of the site. Image courtesy of googlemaps.

2.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The proposal is for a dwelling house and garage and all associated site works on a stated site area of 0.28 hectares. The gross floor area of the proposed dwelling is stated to be 375sqm and the floor area of the proposed garage is stated to be 48sqm.
- It is proposed to serve the development with a public water supply, and a septic tank system.
- The house design proposed is split level with a two storey section and a single storey section. There is also a small basement level. The maximum overall height of the proposed dwelling above ground level is stated to be approximately 9.5 metres. The ground floor FFL's are stated to be 34.20m OD and 33.20m OD relative to the public road at approx 36.45m OD. Proposed finishes include a sedum roof, cedar timber and dry stone.

3.0 PLANNING HISTORY

PL 18/365 - Permission granted for development consisting of the 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

4.0 PRE PLANNING

Pre-planning discussions were held with the applicant under PPN 3725

5.0 DEVELOPMENT PLAN 2017 - 20123

Section 5.2 Urban housing

P-UHOU-4 Promote more compact forms of residential development, such as infill and backland development, and ensure – through the development management process – that access points to backland areas are reserved or that adequate road frontage is reserved to provide future road access, to enable comprehensive backland development

Section 13.3 Residential development in Urban Areas - Also applicable

7.1.1 Designated sites for nature conservation

P-DSNC-1 Protect and maintain the favourable conservation status and conservation value of all natural heritage sites designated or proposed for designation in accordance with European and national legislation and agreements. These include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), Ramsar Sites, Statutory Nature Reserves.

In addition, the Council will identify, maintain and develop non-designated areas of high nature conservation value which serve as linkages or 'stepping stones' between protected sites in accordance with Article 10 of the Habitats Directive.

P-DSNC-3 Carry out an appropriate level of assessment for all development plans, land-use plans and projects that the Council authorizes or proposes to undertake or adopt, to determine the potential for these plans or projects to impact on designated sites, proposed designated sites or associated ecological corridors and linkages in accordance with the Habitats Directive, All appropriate assessments shall be in compliance with the provisions of Part XAB of the Planning and Development Act 2000.

Waste water Policies

P-WW-4 Require all new developments to connect to the public wastewater treatment plants, where capacity exists in the system.

In cases where a settlement is not served by a public wastewater treatment plant, or where no spare capacity exists in the relevant wastewater treatment plants, proposals for single houses using on-site wastewater treatment will be considered subject to appropriate scale, site assessment, design and ground conditions, taking groundwater vulnerability into account and subject to compliance with the Habitats Directive.

Any such permitted development shall be subject to legally binding maintenance arrangements agreed with the Planning Authority and shall be required to connect to the public wastewater treatment plant when adequate capacity becomes available. However, communal on-site wastewater treatment systems for multiple housing developments (i.e. systems servicing more than one residential unit) will not be permitted.

P-WW-5 All proposals for on-site treatment systems shall be designed, constructed and maintained in accordance with the Environmental Protection Agency's Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (PE 10). (2009) and/or Treatment Systems for Small Communities, business, Leisure Centres and Hotels, EPA (1999) as amended, and any guidance documents issued by the County Council.

Strandhill Mini 2017 – 2023

The southern portion of the subject site (i.e. including the proposed location of the house) is zoned 'residential uses' in the plan. The remaining northern portion of the site is zoned 'green belt'.

6.0 SUBMISSIONS FROM PRESCRIBED BODIES

None.

7.0 3RD PARTY SUBMISSIONS OR OBSERVATIONS

There were no 3rd party submissions.

8.0 INTERNAL REPORTS

- Area Engineer – Confirms that Site Notice was erected satisfactorily. No objection subject to the conditions.
- Environment Section - no objection in principle to the proposed development subject to conditions.

9.0 PART V

The applicant has been granted an exemption cert. EC 213 applies.

10.0 HABITATS DIRECTIVE ASSESSMENT - SCREENING

Having regard to the nature and scale of the proposed development and its remove from the EU designated sites in the Natura 2000 network it is considered that the proposed development on its own or in combination with other projects will not have any impact on such sites and accordingly, that Appropriate Assessment is not required.

11.0 EIA SCREENING

Having regard to the nature of the proposal; its minor scale and the absence of requirement for AA, I consider that there is no real likelihood of significant effects on the environment arising from the relevant development, and that there is no requirement for an EIA screening determination.

12.0 ASSESSMENT

The proposed development will be assessed under the following headings

12.1 Site Notice

Roads Engineer has indicated that the site notice was erected on site in accordance with Article 19 (1) of the Planning & Development Regulations 2001 (as amended).

12.2 Development plan zoning

As outlined above the portion of the subject site which shall accommodate the dwelling is zoned for residential uses. The northern portion of the site is zoned as 'green belt' and will remain undeveloped apart from underground services etc.

It is considered that the proposed development would be consistent with the zoning objectives of the Strandhill Mini Plan. There is therefore no objection in principle to the proposed development.

12.3 Visual Amenity

The overall height and floor area of the proposed dwelling has been reduced compared to that previously permitted under PL 18/365.

As mentioned previously the subject site is located on the edge of an established residential area with existing dwelling houses to the east and west. While the dwelling house is larger in scale than the adjacent dwelling houses it must be noted that the proposed dwelling house is located on a much larger and lower site than the adjacent dwelling houses. The applicant has proposed to construct a contemporary styled split level dwelling house on site, which reflects the existing levels on site. The proposed dwelling is broken into two main sections, a two storey section and a single storey section. The proposed two storey section is located on the lower section of the site.

Having inspected the site and the general area it is considered that the proposed dwelling will integrate with surrounding development and will not have an adverse impact on the visual amenities of the area.

12.4 Residential Amenity

The proposed dwelling is adequately distanced from the rear gardens of the adjacent housing development and the separation distance between existing and proposed dwellings exceeds 22 metres. It is considered that the design, siting and location of the dwelling house will not have a negative impact on the residential amenities of the area.

12.5 Traffic

The area engineer has not raised any objection in this regard.

12.6 Services

Under the previous application the applicant has stated that discussions took place with Irish Water regarding the possibility of connecting to the public sewage network. The applicant also consulted with CST Group Engineers who concluded that the only means of connecting to the public sewer was to open up the cul-de-sac road to the nearest man hole 153 meters away. This included pumping from the site and pumping again from the manhole. The applicant concluded that the cost, disturbance and upkeep of pumps meant this was not a viable option. The applicant has proposed to install a septic tank system and has submitted a site layout plan showing other houses in the vicinity connected to septic tanks.

It is considered that the applicant has adequately demonstrated that it would be onerous to connect to the public sewer and therefore the Planning Authority have no objection to the installation of a septic tank system on site. As outlined previously, the environment section has no objection in principle to the proposed septic tank system

12.7 Development contributions

As per the 2018 Scheme, Proposed dwelling house 375sqm x €28 = €10,500.

13.0 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.

Accordingly, I recommend that planning permission should be granted subject to the following conditions:

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 I719_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

7. (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

8. (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.

9. 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.

10. 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

11. The developer shall pay the sum of €10,500 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.

Signed:

Stephen Ward 17/7/19
Stephen Ward
Senior Executive Planner

Signed:

Frank Moylan 19/7/19
Frank Moylan
Senior Planner