



LOUTH COUNTY COUNCIL

Planning Section, Town Hall, Crowe Street, Dundalk, County Louth A91 W20C
Tel:042/9335457 Fax:042/9320080

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)
NOTIFICATION OF GRANT OF PERMISSION

TO: Montevista Properties
c/o Wayne Douglas
The Mill Building
Newtown Link Road, Greenhills,
Drogheda, Co. Louth
A92 CD3D

07/10/2024

Register Reference Number: 2460397

Date Application Received: 15/07/2024

Description of Development: Permission for the demolition of single storey portion of existing dwelling at rear, to facilitate new extension and construction of proposed single storey extension to south-east of existing dwelling

Application Type: PERMISSION

Name of Applicant:
Montevista Properties

Location Address:
Ballintesklin Td.
Omeath
Co. Louth

Permission is hereby granted for the development described above, subject to the 9 conditions set out in the Schedule attached.

**Anne D. Callan,
Administrative Officer**

NOTES

1. Unless otherwise specified in this decision and subject to certain exceptions, a permission will, on the expiration of a period of five years beginning on the date of grant, cease to have effect as regards:

- (a) in case the development is not commenced during that period, the entire development, and
- (b) in case the development is commenced during that period, so much of the development as is not completed within that period.

2. A grant of Outline Permission will cease to have effect on the expiration of a period of three years beginning on the date of grant, unless a subsequent application for permission has been made within that period.

3. A grant of Outline Permission does not authorise the carrying out of any development. A subsequent grant of Permission must be obtained before development commences.

4. Prior to commencement of development please refer to the links below for important information:

- <https://www.localgov.ie/en/bcms/>
- <https://www.louthcoco.ie/en/services/planning/development-contribution-schemes/development-contribution-waiver-scheme/>
- <https://www.housing.gov.ie/>
- https://www.louthcoco.ie/en/services/building_control/revised_fire_safety_certificate/

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REFERENCE NO. 24/60397

CONDITIONS

1. The development shall be carried out and completed in accordance with plans and particulars lodged with the Planning Authority on 15th July 2024 except as may otherwise be required in order to comply with the following conditions.

Reason: To define the permission.

2. Site development and building works shall be carried out only between the hours of 0800 to 1800 hours Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

3. The extension shall be used as an integral part of the existing house as indicated on plans and drawings submitted to the Planning Authority on 15th July 2024, and shall not give rise to any subdivision of the house for use as an independent residential unit.

Reason: To protect the integrity of the house as a single dwelling unit only and in the interest of preserving the residential amenities of the area.

4. The materials and external finishes used for the extension shall be in accordance with the plans and particulars submitted to the Planning Authority on the 15th July 2024.

Reason: To ensure a satisfactory standard of design for the dwelling house in the interests of visual amenity.

5. The public road at the entrance to and adjacent to the site shall be kept free of soil, clay, gravel or other debris at all stages while the development is taking place. Care shall be taken to ensure that all vehicles leaving the site are free of any material that would be likely to be deposited on the road and in the event of any such deposition occurring, immediate steps shall be taken to remove the material from the road surface.

Reason: In the interest of traffic safety.

6. **Wastewater Treatment & Disposal (Packaged Wastewater System)**

The Wastewater Treatment & Disposal System shall comply with the EPA Code of Practice: Wastewater Treatment and Disposal Systems serving Single Houses (2021).

Packaged Wastewater Treatment System

- a. The development shall be serviced by a packaged wastewater system. The WWTS must comply with SR66 and the relevant part of the 12566 series. It must be tested and certified where applicable under parts 3 and 6. The system shall comply with the EPA Code of Practice - Section 9. The system shall be installed in accordance with the manufacturer's instructions. Installation shall be supervised and certified by a competent person or the system supplier and the work documented for future inspection by the Planning Authority.

Polishing Filter

- b. The effluent from the packaged wastewater system shall be discharged to a polishing filter. The installation shall be overseen and certified by a competent person. This certificate shall be forwarded to the Planning Authority by the Site Assessor prior to the occupation of the dwelling house. The site of the polishing filter shall be staked and roped off before any construction activities begin, to make others aware and to keep traffic and materials off the site.

Location of System

- c. The wastewater treatment and disposal system shall not be located at any position other than that indicated on the site layout map approved by the Planning Authority. The treated wastewater shall not be discharged to any watercourse (including drains and dry drains).

Minimum Separation Distances

- d. The minimum distances of separation of the wastewater treatment and disposal system from relevant features shall be as set out in the EPA Code of Practice - Section 6 Table 6.2.

Wells

- e. The recommended minimum distance between a receptor and a polishing filter shall be as set out in Table 6.2.
- f. Where the planning permission includes a condition to connect to the mains water supply and an alternative private well supply is later proposed, a report from a site assessor showing compliance with Table 6.2 and a site layout plan showing the location of the well must be submitted to the Planning Authority for record purposes.

Change of System

- g. The wastewater treatment and disposal system shall be strictly in accordance with the details submitted to and approved by the Planning Authority. A system other than that proposed shall not be installed without the prior written consent of the Planning Authority. A request for a change of system shall be supported by a site specific report from the site assessor confirming that the proposed alternative system is appropriate for the site and meets the requirements of the EPA Code of Practice.

Certification for the Wastewater Treatment and Disposal System

- h. Before the dwelling is occupied, the developer/ property owner shall furnish the Planning Authority with written certification from a competent person who possesses and produces professional indemnity insurance for a minimum of €1,000,000 that the installation of the treatment system and polishing filter have been carried out in accordance with the EPA Code of Practice: Wastewater Treatment and Disposal Systems serving Single Houses (2021) and the requirements of the Planning Authority as set out in a, b, c, d, e, f and g above.

Installation, Inspection and Monitoring Schedule

- i. The wastewater treatment system shall be installed, inspected, maintained and monitored in accordance with the EPA Code of Practice - Section 12 Table 12.1. Homeowners should obtain the appropriate documentation including manufacturer's instructions on the system and shall take all steps to ensure that the system is properly operated and maintained. A management and maintenance agreement shall be completed with the system supplier. All inspection and maintenance work shall be carried out by competent persons. Records of installation including contractor's details, maintenance and de-sludging shall be kept to demonstrate a 'duty of care'. The documentation should be transferred to any new homeowner.

Reason: To prevent unauthorised development and in the interest of Public Health

7. Prior to commencement of subject extension the applicant shall confirm name of person who will supervise the installation of the effluent treatment system and percolation area (give details of qualifications and insurance). Confirm that the above named person will provide an as constructed report confirming that the effluent treatment system and percolation area were constructed in compliance with EPA Code of Practice 2021.

Reason: To prevent unauthorised development and in the interest of Public Health

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8a. There shall be no impediment to sight visibility placed, planted or allowed to remain that could interfere with safe sight visibility from the proposed site entrance onto the local road.

b. Surface water from the site shall be disposed of within the boundaries of the site and shall not discharge onto adjoining private property. Surface water Attenuation and Disposal must be carried out in accordance with the surface Water Design by McMahon & Associates and received by Louth Council on 01/07/2019 as per planning permission no.19126.

c. Road drainage across the entrance to the development site and along the public road shall not be impeded and/or be interrupted in any way. In this regard, **within 3 months of receipt of planning and prior to the start of construction** the applicant shall be requested to provide design calculations carried out by a professionally qualified competent person for the culvert crossing the full width of the entrance. The applicant shall be requested to submit a drawing / documentation showing: —

- Design calculations for this culvert,
- The applicant must ensure that the culvert has sufficient capacity to cater for the existing surface water flows and any flood events that may occur in the future.
- The applicant should allow for Climate Change when designing the size of the pipeline and is advised to refer to Table 13: Climate Change Scenarios in Volume 5, Strategic Flood Risk Assessment (SFRA) of the Louth County Development Plan 2021-2027 in relation to the climate change requirements. The applicant must confirm that the climate change allowance used in the design calculations is in accordance with Table 13.
- A drawing showing the pipe diameter, gradients, cover/invert levels and details of the pipelines.

Reason: In the interest of orderly development and to protect traffic safety.

9a. The applicant/developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road arising from the construction work and shall either make good any such damage forthwith to the satisfaction of Louth County Council or pay to the Council the cost of making good any such damage on a demand thereof being issued by the Council.

9b. All necessary measures, as may be determined by the Planning Authority, shall be taken by the developer/contractor/servants/agents to prevent the spillage or deposit of clay, rubble or other debris on adjoining public roads or footpaths during the course of the development works. The developer shall ensure that all vehicles leaving the development are free from any material that would be likely to deposit on the road and in the event of any such deposition; immediate steps shall be taken to remove the material from the road surface. The developer shall be responsible for the full cost of carrying out road/footpath cleaning work.

Reason: In the interest of orderly development and to protect traffic safety.

Notes for Applicants

- 1.** It should be clearly understood that the granting of Planning Permission does not relieve the developer of the responsibility of complying with any requirements under other Codes of legislation affecting the proposal.
- 2.** A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
- 3.** A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.
- 4.** The applicant/developer shall liaise with statutory bodies and the Public Utility Authorities and carry out all diversions, re-routing, modifications etc as required during the construction of the works. The applicant/developer shall arrange to carry out any works required by statutory bodies and the Public Utility Authorities.
- 5.** During the course of construction work the developer shall provide on-site covered skip or other suitable receptacle for the deposit therein of all rubbish, litter, paper, packaging, rubble and other such materials arising from the works and shall ensure that the site and its environs are maintained at all times in a clean and tidy condition.
- 6.** The procedure for making an appeal is available on An Bord Pleanála's website. (www.pleanala.ie)

Uisce Éireann Standard Notes

- 1.** Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network , either directly or indirectly, or to otherwise take a water supply without the agreement of Uisce Éireann. Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Uisce Éireann.

- 2.** Where the applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the applicant must sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

- 3.** In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.