

Meath County Council
Planning Department
Abbey Mall
Abbey Road
Navan
Co. Meath
Phone: 046 909 7000 Fax: 046 909 7001

Planning & Development Act 2000
NOTIFICATION OF DECISION

TO: Jennifer Craig
cb MacNevin & Associates
Ardnamullen
Clonard
Enfield
Co. Meath

PLANNING REGISTER NUMBER: TA/800560
APPLICATION RECEIPT DATE: 28/02/2008
FURTHER INFORMATION DATE: 25/06/2008

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 18/2/08 decided to GRANT PERMISSION to the above named for development of land, in accordance with the documents submitted namely:- erect new dwelling house, new garage, septic tank/treatment system percolation area and ancillary site works (Further Information/Revised Plans submitted) at Ballyboggan Clonard Co Meath subject to the 12 conditions set out in the Schedule attached.

Signed on behalf of MEATH COUNTY COUNCIL

DATE: 18/2/08

S. GEORGY
for Administrative Officer

Provided there is no appeal against this DECISION a grant of planning permission will issue at the end of four weeks.

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL GRANT OF PLANNING PERMISSION HAS ISSUED

NOTE:

1. Any appeal against a decision of a Planning Authority under Section 34 of the Planning and Development Act, of 2000 may be made to An Bord Pleanala. Any person may appeal WITHIN FOUR WEEKS beginning on the date of the decision.

2. Appeals should be addressed to An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.

Guide to Fees payable to the Board

- a. Appeal against a decision of a planning authority on a planning application relating to commercial development¹ made by the person by whom the planning application was made, where the application relates to unauthorised development is € 4,500 or € 9,000 if EIS involved².
- b. Appeal against a decision of a planning authority on a planning application relating to commercial development¹, made by the person by whom the planning application was made, other than an appeal mentioned at (a) is € 1,500 or € 3,000 if EIS involved².
- c. Appeal against a decision of a planning authority on a planning application made by the person by whom the planning application was made, where the application relates to unauthorised development, other than an appeal mentioned at (a) or (b) is € 660.
- d. Appeal other than an appeal mentioned at (a), (b), (c) or (f)³ is € 220
- e. Application for leave to appeal is € 110.
- f. Appeal following a grant of leave to appeal € 110.

An appeal will be invalid unless accompanied by the appropriate fee and evidence of payment of submission fee to the Planning Authority.

3. Submissions or observations to An Bord Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be submitted within four weeks of receipt of the appeal by An Bord Pleanála and must be accompanied by a fee of € 50.

Footnote

¹ Commercial development includes 2 or more dwellings. See Board's order determining fees and its appeal guide.

² The higher fee applies where an environmental impact statement (EIS) was submitted to the planning authority under section 172(1) of the 2000 Planning Act or article 103(1) of the 2001 Planning Regulations except where the appeal relates solely to a section 48 / 49 development / supplementary development contribution scheme and/or a special financial contribution.

³ Applies to:- (i) All third party appeals except where the appeal follows a grant of leave to appeal; (ii) First party normal planning appeals (section 37) not involving commercial or unauthorised development, or an EIS; (iii) All other appeals (non-section 37).

For more information on Appeals you can contact An Bord Pleanála at:

Tel: 01 - 8588100 or LoCall: 1890 275 175

Fax: 01 - 8722684

E-mail: bord@pleanala.ie

Web: www.pleanala.ie

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Schedule of Conditions

1. The development shall be in accordance with plans and particulars submitted on '28/02/08' and as amended by way of further information received on '25/06/08' except where conditions hereunder specify otherwise.

Reason: In the interest of proper planning and development.

2. Surface water from site shall be prevented from running onto surface of public road by provision of a safety kerb or a concrete grid with sump drained to local drain or soakaway.

Reason: To prevent flooding of public road and in the interest of traffic safety.

3. All surface water run-off from roofs, entrances and parking areas shall be collected and disposed of within the site to soakpits/adjacent watercourses. It shall not be discharged to septic tank/proprietary wastewater treatment system or percolation area or future public sewer.

Reason: In the interest of proper development.

4. The external finish of the proposed dwelling shall be of natural stone or smooth render finish. The use of brick or reconstituted stone shall not be permitted. If natural stone is the proposed external finish, a sample of the stone shall be submitted for the written agreement of the Planning Authority prior to commencement of development.

Reason: In the interests of visual amenity.

5. The entrance shall be located as shown on site plan submitted '25/06/08'. The gateway shall be recessed 4 metres. Any proposed gate shall open inwards and shall not open out onto the roadway.

Reason: In the interests of traffic safety.

6. The roof of the proposed structure shall be dark brown, dark grey, blue/black or other colour approved by the Planning Authority.

Reason: In the interest of visual amenity.

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7. The sewage treatment system shall be installed in accordance with the EPA, 2000, Waste Water Treatment Manual "Treatment Systems for Single Houses".
 - a) The system shall be installed and commissioned by qualified personnel of manufacturer/supplier. A maintenance contract renewable annually shall be entered into with manufacturer/supplier for the ongoing maintenance of the treatment unit. A copy of this contract shall be lodged with the Planning Authority prior to the commencement of development.
 - b) The effluent treatment system shall be located a minimum of 7m away from any dwelling house and irrigation system shall not be nearer than 3m to any site boundary.

Reason: In the interests of orderly development and public health.

8. A detailed landscaping scheme for all boundaries of the proposed site shall be submitted for the written agreement of the Planning Authority prior to commencement of the development. All existing hedgerows on site shall be retained. The landscaping scheme shall be implemented during the first planting season following the commencement of development and permanently retained thereafter.

Reason: To retain the rural character of the area.

9. All service lines and cables servicing the proposed development shall be located underground except where otherwise agreed with the Planning Authority.

Reason: In the interest of orderly development and visual amenity.

10. The developer / applicant shall pay the sum of € 6,797.00 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 – 2002. Payment of this sum shall be made prior to commencement of development.

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The above sum shall apply until 31st December, 2008 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such roads and public transport infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

11. The developer / applicant shall pay the sum of € 3,555.00 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 – 2002. Payment of this sum shall be made prior to commencement of development.

The above sum shall apply until 31st December, 2008 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

12. All water supply, access and drainage arrangements shall comply with the requirements of the Planning Authority for such services.

Reason: In the interests of proper planning and development.