



PLANNING AND DEVELOPMENT ACTS, 2000 (as amended)
NOTIFICATION OF DECISION TO GRANT PERMISSION (SUBJECT TO CONDITIONS)
UNDER SECTION 34 OF THE ACT
KERRY COUNTY COUNCIL

Ref. No. in
Planning Register: **25/60315**

<u>Agent:</u> Declan Sugrue, Office Light, 5 West Main Street, Cahersiveen, Co. Kerry V23 W863	<u>Applicant:</u> St. Michael's Foilmore GAA, Gortmore, Cahersiveen, Co. Kerry
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Documents Recd.: **18/04/2025**

In pursuance of the powers, conferred upon them by the above named Acts, Kerry County Council have by Order dated **12th June, 2025** decided for the reasons set out in the first schedule to grant a Permission for the development of land namely:-

In respect of Permission to A) Renovate existing dressing room building B) Construct a new extension to West gable and to incorporate a GYM within said building C) Decommission existing septic tank and install a new wastewater treatment system and filtration area and all associated site works at Gortmore, Cahersiveen, Co. Kerry as outlined in plans and particulars received on 18/04/2025

SUBJECT to the conditions set out in the Second Schedule hereto. (**Seven Conditions**)

If there is no appeal against the said decision, a grant of Permission in accordance with the decision will be issued as soon as possible after the expiration of the period of four weeks (see footnote).

It should be noted that until a **Grant of Permission** has been issued the development in question is **NOT AUTHORISED**.

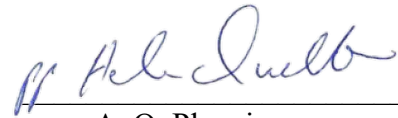
SCHEDULE CONTINUED OVERLEAF

NOTE: An Appeal against a decision of a Planning Authority under Section 34 or Section 35 of the Act of 2000 may be made to An Bord Pleanala within *four weeks* beginning on the date of the making of the decision by the Planning Authority. *An Appeal to An Bord Pleanala will be invalid unless it is accompanied by the appropriate fee. (Please refer to the attached guide for fees payable to An Bord Pleanala).* Appeals should be addressed to: *An Bord Pleanala, 64 Marlborough Street, Dublin 1.* An appeal by the applicant for permission should be accompanied by this form. In the case of an appeal by any other person, the name of the applicant, particulars of the proposed development or structure proposed to be retained and the date of the decision of the Planning Authority should be stated. The acknowledgement of receipt of a valid submission/objection as issued by the Planning Authority should also be submitted with the appeal.

SCHEDULE (Continued)

SIGNED ON BEHALF OF
THE SAID COUNCIL:

E.E. Cahersiveen



A. O. Planning
DATE: **12th June, 2025.**

SCHEDULE (1)

Having regard to the nature, extent and location of the proposed development and any submissions made in relation to the application it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not be visually obtrusive, would not seriously injure the amenities of the area or be otherwise contrary to the proper planning and sustainable development of the area.

SCHEDULE (2)

Permission to A) Renovate existing dressing room building B) Construct a new extension to West gable and to incorporate a GYM within said building C) Decommission existing septic tank and install a new wastewater treatment system and filtration area and all associated site works

1. The development shall be carried out entirely in accordance with the plans and particulars received by the Planning Authority on 18/04/2025 except for any alterations or modifications specified in this decision.

Reason: To regulate and control the layout of the development.

2. The external materials and finishes to walls, roof and windows to the proposed extension shall match the existing dressing room building on site.

Reason: To integrate the structure into the surrounding area.

3. The development shall be provided with a packaged wastewater treatment unit {Tricel unit or alternative equivalent packaged wastewater treatment unit as may be agreed with the Planning Authority} and soil polishing filter in accordance with the Environmental Protection Agency Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)", as outlined in the plans and particulars received by the Planning Authority on the 18/04/2025

The packaged wastewater treatment unit shall have a European Technical Approval Certificate and shall be compliant with the criteria in Irish National Annex Table NA1 and Table NA2.

The effluent treatment system shall be installed operated and maintained in accordance with the Environmental Protection Agency Code of Practice "Wastewater Treatment and Disposal

SCHEDULE (Continued)

Systems Serving Single Houses (p.e. ≤ 10)” & in accordance with the manufacturer’s instructions.

- (a) The packaged wastewater treatment unit & soil polishing filter shall comply with all separation distances listed in Table 6.2 of the Environmental Protection Agency Code of Practice “Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)”.
- (b) The proprietary wastewater treatment unit shall have the capacity to cater for a Population Equivalent of 4.
- (c) The disposal of sludge generated by the effluent treatment system shall be in accordance with the requirements of all relevant legislation.
- (d) The final soil polishing filter shall have a percolation trench length of 72 linear metres. The ends of the percolation trenches shall be joined and vented.
- (e) The wastewater treatment system shall be installed in accordance with drawing no. “22/09 Rev3” & “DS 001” as received by the Planning Authority on the 18/04/2025.
- (f) The stilling chamber, splitter chamber and distribution boxes shall be of either proprietary plastic or concrete construction. The bases of the each shall be set in concrete & they shall be installed in such a manner as to ensure equal distribution among the various percolation trenches.
- (g) The wastewater treatment unit shall be provided with a suitable alarm system, both visible and audible, which shall activate in the event of any malfunction of the system.
- (h) Storm-water drains, water mains, service pipes, soakaways, access roads, driveways, paved areas or land drains should not be located within or around the final soil polishing filter.

The growth of any type of tree or plant which develops an extensive root system should be limited to a minimum distance of 3m from the final soil polishing filter. This restriction also applies to the cultivation of crops necessitating the use of machinery, likely to disturb the final soil polishing filter.

Reason: In the interest of public health and to prevent pollution.

4. Within four weeks of the completion of installation and subsequent commissioning of the proposed effluent treatment system and prior to the occupation of the extended building the applicant/developer shall submit a certificate {this shall include relevant photographs and as-constructed records of the installation} from a suitably qualified person, the holder of up-to-date professional indemnity insurance, stating that the packaged wastewater treatment unit and soil polishing filter have been installed in accordance with –
 - the terms of the planning permission;
 - the Environmental Protection Agency Code of Practice “Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)”;
 - the manufacturers’ instructions.

A copy of the insurance certificate confirming that the qualified person referred to above held up-to-date professional indemnity insurance at the time of preparation of the installation certificate shall be submitted along with the certificate.

Reason: In the interest of public health and to prevent pollution.

SCHEDULE (Continued)

5. The applicant, and any subsequent owner(s) of the property, shall undertake a maintenance or service contract for the on-going maintenance of the packaged wastewater treatment unit with the manufacturer or such suitably qualified person in perpetuity.

A signed and approved maintenance contract / agreement shall be submitted to the Planning Authority prior to the installation of the plant.

A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of **five** years from the date of commissioning of the system and thereafter shall be kept in place at all times. Signed and dated copies of the contract shall be submitted to, and agreed with, the planning authority within four weeks of the date of the installation.

Reason: In the interest of public health and to prevent pollution.

6. Any external lighting shall be properly cowled and directed away from the public roadway and shall also not be visible from any point more than 100 metres away from the light.

Reason: In the interests of traffic safety and to control light pollution in the rural environment.

7. Existing boundary screening shall be retained in full.

Reason: In order to integrate the development into its setting and in the interests of biodiversity and the proper planning and sustainable development of the area.