LONGFORD COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 (as amended)

DECISION

To: Brenda McNamee
c/o Ekaterina Glavatkaia
John Madden and Associates
Blackhall St.,
Mullingar, Co. Westmeath
N91 V32W

Planning Reference No: 24/60119

Date of Receipt of Application: 17/06/2024

"Notice is hereby given that in pursuance of the Powers conferred upon them by the above-mentioned Acts Longford County Council has by order dated **14 January 2025** decided to Grant Planning Permission to the above named:"

PERMISSION for the construction of a one-storey pet crematorium (58 sq m). Permission is also sought for the installation of a wastewater treatment system and polishing filter, and permission for a new vehicular entrance and all associated site works at Barneygole Edgeworthstown Co. Longford

Signed on behalf of LONGFORD COUNTY COUNCIL

PP Fiona Maloney
ADMINISTRATIVE OFFICER

DATE 14 January 2025

Schedule of Conditions:

As per attached, See Conditions No. 1 - 12

Provided there is no appeal against this decision, a grant of Planning Permission will issue as soon as may be, but not earlier than 3 working days, after the expiration of the period for making of an appeal, if there is no appeal before the Board on the expiration of the said period.

This NOTICE is not a grant of Permission and work should not be commenced until Planning Permission is issued.

Note: The applicant is advised that he / she is required to comply with the requirements of the Building Control Act, 1990.

Note: In deciding a planning application the Planning Authority, in accordance with Section 34(3) of the Act, has regard to submissions or observations received in accordance with the Planning and Development Regulations, 2006.

Appeals:- An appeal against the above decision may be made to An Bord Pleanala. The Applicant for permission may appeal within the period of 4 weeks beginning on the date of the decision. Any person, body or interested group who made submissions or observations in writing to the planning authority in relation to the planning application may appeal to the Board within the period of 4 weeks beginning on the date of the decision of the planning authority. Full details of the requirement to make an appeal are available from An Bord Pleanala, 64 Marlborough Street, Dublin 1. Telephone number (01) 858 8100 www.pleanala.ie

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No.	Condition	Reason for Condition
1.	The development shall be retained, completed and carried out in its entirety in accordance with the plans, particulars and specifications lodged as part of the application and by way of further information received on 16th December 2024, save as may be required by the other conditions attached hereto.	To ensure that the development shall be in accordance with the permission and that effective control can be maintained.
2.	The proposed development shall be used for cremation of **small domestic pets** only and the maximum number of animal/pets to be incarcerated in any one day shall not exceed 7.	In the interest of clarity and having regard to the documentation as submitted with the aapplication
3.	A plan containing details for the storage of animal carcasses and the management of waste within the development, including the provision of facilities for carcass storage, waste separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the storage of carcasses and waste shall be managed in accordance with the agreed plan	To provide for the appropriate storage of animal carcasses and management of waste in the interest of protecting the environment
4.	At all times, the proposed development shall be operated so that noise levels at one metre from the facade of noise sensitive locations to not exceed 55 dB (A) LAr, T between 09:00 hours and 18:00 hours Monday to Friday inclusive and 09:00 and 14:00 hours Saturdays, At no time shall the noise generated on site result in an increase in noise level of more than 10 dB(A) above background levels at the boundary of the site. Adequate noise control measures shall be undertaken so that sound pressure levels generated by the development when measured at any dwelling in the vicinity of the site shall not exceed limits outlined in the preceding paragraph.	In the interest of protecting the amenities of property in the vicinity of the site

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	All sound measurement shall be carried out in accordance with ISO Recommendation 1996:2007: Acoustics - Description and Measurement of Environmental Noise.	
5.	Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours 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.	In order to safeguard the amenities of property in the vicinity
6.	With regard to Wastewater Treatment, the following requirements shall be complied with in full: (a) The proposed effluent treatment system shall be Irish Agrément Board or EN 12566 certified and shall be designed, located, installed and maintained in accordance with manufacturer's instructions and the EPA Code of Practice (2021) for Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. $\leq$ 10). (b) Certification that the system has been installed and will function satisfactorily and in accordance with the EPA Code of Practice (2021) for Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. < 10) from a suitably qualified professional with Professional Indemnity Insurance to the value of a minimum of €1,000,000, shall be submitted to the planning authority prior to occupation of the proposed dwelling. The applicant shall obtain a 5-year maintenance agreement for the installed and certified wwtp and submit this to the Planning Authority prior to the occupation of the dwelling.	In the interests of public health, environmental protection and the proper planning and sustainable development of the area.
7.	Surface water drainage arrangements shall be in accordance with the revised site layout and drainage layout submitted by way of Significant Further Information received on 16th December (Drawings BM-FI-002 and BM-FI-003) (i) Surface water attenuation systems shall be provided and constructed in accordance with the ''Dublin Corporation Storm Water Management Policy Technical Guidelines''	In order to prevent flooding on site and downstream and in the interests of public health, environmental protection, road safety, and the proper planning and sustainable development of the area.

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8.	Existing land and road drainage in the area shall not be adversely affected by the proposed development. The proposal development shall not be a source of pollution to watercourses and shall not endanger the quality of groundwater or surface water in the vicinity of the site.	In the interests of road safety and the proper planning and sustainable development of the area.
9.	No advertising signage, shall be constructed, placed on the development, placed in the curtilage of the development, placed on the roof of the development, or erected anywhere else on the property without the express written agreement of the Planning Authority or any necessary grant of a further and separate planning permission.	In the interests of architectural harmony, visual amenity and in order to maintain the character of the area.
10.	The eastern, western and southern boundary shall be landscaped with two rows of semi mature native tree and hedgerow species in the first two planting seasons following the commencement of the development. The following species or a mixture of these shall be used: • Native Evergreens (Holly, Yew, Scots Pine) • Native Deciduous (Oak, Elm, Ash, Birch, Hazel, Alder, Willow, Elder, Whitethorn, Blackthorn, Irish Whitebeam, Rowan). <u>Exotic species such as Cypress, Leylandii, Rhododendron, Laurel, Spruce and Sycamore shall not be used.</u>	In the interests of ecological functioning and visual amenity
11.	Any alterations to the proposed development required in order to increase energy efficiency, passive heating or solar heating, use of renewable energy resources and/or comply with national building codes of practice shall be submitted to	In order to promote sustainable energy usage and comply with the requirements of national building codes of practice.

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	the planning authority for its agreement prior to the commencement of development.	
12.	Prior to the commencement of development, or as may otherwise be agreed with the Planning Authority the developer shall pay the sum of **€1,073** to Longford County Council, in accordance with the Council's Development Contribution Scheme adopted, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council. *The contribution payable will be based on the contribution rate applicable at the time of payment and not the rate in existence when permission is granted. The amount of the development contribution will be updated annually on the 1st January in accordance with changes in the Wholesale Price Index (Building and Construction), (Capital Goods) and penalty interest for late payment shall apply, in accordance with the terms of the Council's Development Contribution Scheme:-	It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Longford County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the Planning Authority.

***Note: Applicant/developer to ensure that the proposed development complies with the building regulations particularly in relation accessibility for all and fire escape/prevention.**

***Note: It is the responsibility of the Applicant/Developer to ensure that the requirements of the Chief Fire Officer (Longford County Council) are ascertained and fully complied with in the development.**

***Note: In accordance with Section 34 (13) of the Planning and Development Act, 2000, you are advised that ''a person shall not be entitled solely by reason of a permission under this section to carry out any development''.**

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