



Comhairle Contae Thiobraid Árann
Tipperary County Council

Chief Executive's Report

PT8TT16

Part VIII Development

Extension to an existing residential property and upgrade of on site
waste water treatment system, at,

Garraun,
Golden,
Cashel,
Co. Tipperary

3rd July 2023

1. Nature and extent of the proposed development and the principle features thereof:

The proposed Part VIII Development includes for an extension to the existing 3-bedroom single storey dwelling to form a new 6-bedroom single storey dwelling including internal refurbishment of the existing dwelling on a total site of 0.183 hectares at Garraun, Golden, Cashel, Co. Tipperary.

The new 6-bedroom single storey dwelling will include a new kitchen, living room, utility room, wet room, entrance hall and storage with revised bedroom layout and new footpaths / yards, underground services, treatment works, landscaping and all associated site works.

2. Site Location & Description

The site subject to the proposed Part VIII development is occupied by an existing, single storey, detached bungalow at Garraun, Golden, Cashel. The site is relatively flat and the existing dwelling is fully serviced including a raised percolation area at the rear of the property. The site is situated on the Local Road L-5311-0 approximately 5.3km south-west of the Cashel town centre and 3.7km east of Golden Village. The site is situated in open countryside and within an Area of Urban Influence (Site Location Map and Site Layout Plan included below).

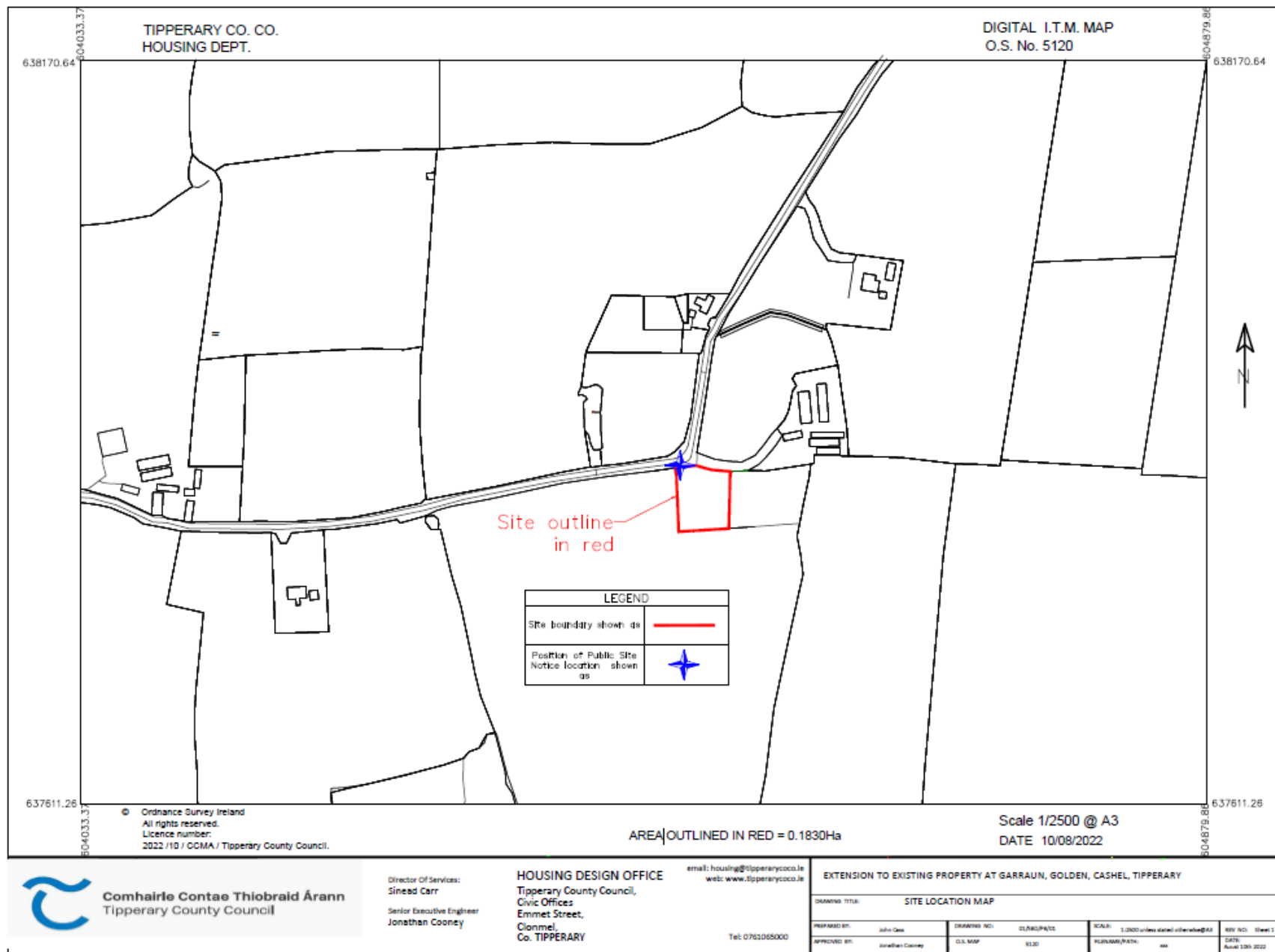


Figure 1 Site Location Map



Figure 2 Site Layout Plan

3. Public Consultation

Plans and particulars of the proposed development were available for inspection and purchase from 9:30 am to 4.30 pm., Monday to Friday from 4th May 2023 to the 2nd June 2023 at the following locations:

- Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary (inspection and purchase).
- Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary (inspection and purchase).
- Tipperary–Cahir–Cashel Municipal District Offices, Rosanna Road, Tipperary Town, Co. Tipperary
- Online at www.tipperarycoco.ie

Submissions and observations with respect to the proposed development could be made in writing to Tipperary County Council no later than 4.30 pm on 21st June 2023.

4. Consideration of Submissions

No third party submissions were received in respect to the proposed development.

5. Prescribed Bodies

The Part VIII application was referred to the following prescribed bodies for comment;

- Department of Housing, Local Government & Heritage
- Uisce Éireann (Irish Water)
- An Taisce
- The Heritage Council

Response was received from the Department of Housing, Local Government and Heritage (National Monuments Service) on 21st June 2023, stating as follows;

Archaeology

As noted in Mr Coyne's AIA, the proposed development requires groundworks in proximity to, and may directly impact upon the subsurface archaeological remains associated with, Recorded Monuments TS060-0111(001-/002-) Enclosure and Moated site. Both of these monuments are subject to statutory protection in the Record of Monuments and Places established under section 12 of the National Monuments Act 1930-2014. Given the possibility that a portion of the moated site and any associated outlying features may lie within the proposed development site the Department recommends that Archaeological Monitoring be carried out as a condition of Part 8 planning permission:

Archaeological Monitoring Condition

- 1. The applicant is required to employ a suitably qualified archaeologist, licenced under the National Monuments Acts 1930–2014, to monitor all groundworks required for this proposal. Please allow **5-6 weeks** to facilitate the processing of an Archaeological Licence. No groundworks are to take place in the absence of the archaeologist.*
- 2. Monitoring of groundworks is to take place to the uppermost archaeological horizons only, where they survive. Should features/deposits of an archaeological nature be discovered during the course of monitoring, groundworks shall stop pending further advice from the Department. Please note that all features/archaeological surfaces are to be hand-cleaned and clearly visible for photographic purposes. Section excavation through features to establish their nature and/or extent shall only take place where an archaeological licence is in place and this is agreed in advance with the Licensing Section of the Department.*

3. *The features shall be planned and photographed and an interim report submitted to the Department pending a decision as to how best to deal with the archaeology. The interim report shall also include an archaeological mitigation strategy outlining the preservation in situ and/or archaeological excavation of the features/deposits revealed. The applicant shall note that full archaeological excavation according to best practice will be required, including an excavation reporting and post-excavation analysis, where preservation in situ cannot be achieved.*
4. *The applicant/developer shall be prepared to be advised by the Department with regard to any necessary mitigating action as outlined above. The applicant/developer shall facilitate the archaeologist in fulfilling all aspects of this condition.*
5. *On completion of the archaeological monitoring, a report shall be submitted to both the Local Authority and the Department, including the results of any post-excavation analyses, in to order to comply with this planning condition and the requirement of the archaeological licence.*

No other responses were received from the Prescribed Bodies. The response received from the DoHLGH has been fully considered below.

6. Referrals

The Part VIII application was referred to the following internal sections for comment;

- Tipperary-Cahir-Cashel Municipal District
- Environment Section
- Fire Section

Response received from Environment Section on the 30th June 2023 and same is considered under Section 7 below.

7. Planning Assessment

Planning Policy Context

The **Tipperary County Development Plan 2022-2028 (TCDP)** is the relevant Development Plan for the area.

Volume 1 Written Statement

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|---------------|---|
| 15 - 2 | Require that all new septic tanks, proprietary effluent treatment systems and percolation areas to be located and constructed in accordance with the Water Services Guidelines for Planning Authorities (and any review thereof) and the Code of Practice for Domestic waste water treatment systems (EPA, 2021) (and any amendment) and the development management standards of this Plan as set out in Volume 3 |
| 15 - 7 | Require all new development to provide a separate foul and surface water management system and to incorporate nature-based water sensitive urban design, where appropriate, in new development and the public realm. New developments, or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following: |

- (a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review thereof,
- (b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,
- (c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc. The slow-down in the movement of water.

Volume 3, Appendix 6 Development Management Standards:

4.3.2 Extensions to Dwellings

In cases where living accommodation is to be substantially upgraded and/or extended to accommodate additional occupants, the applicant will be required to demonstrate that the wastewater treatment system is adequate and does not present a risk to human health or the environment. The applicant will be expected to demonstrate to the Council that the wastewater treatment system is fit for purpose, operating and maintained appropriately and is not causing damage.

As part of the planning application for such a development a report prepared by a qualified site assessor should be submitted confirming:

- a) the type of system in place (i.e. septic tank or other),
- b) the capacity of the tank (approximate),
- c) the design and layout of the percolation area or polishing filter,
- d) that it can be accessed and maintained, (location shown on site layout drawings)
- e) it is demonstrated that clean roof/surface water is not entering the system and
- f) there is no visible evidence of it causing a risk to human health or the environment, i.e. no ponding on the ground in the vicinity of the system, no effluent break-out at slopes, no “bypass” pipe to a nearby drain, and that any drains in the vicinity are clear with no build-up of sewage fungus etc.

If an upgrade to an existing system is required, it shall comply with the EPA Code of Practice for Domestic Wastewater Treatment Systems (EPA, 2021).

4.12 Domestic Extensions

The Council will seek to implement the following guidelines in respect of extensions.

- a) A ground level extension shall be subordinate to the main dwelling in scale and design.
There are, however, circumstances where an existing property is limited in size (e.g. a single bedroom cottage) and a large extension is required to allow it to be brought up to modern living standards. Such developments will be considered on a case-by-case basis and will require a sensitive design to ensure that the proposal will not dominate the local streetscape and a plot size that can absorb the development.
- b) The extension shall integrate with the primary dwelling, following window proportions, detailing and finishes, including texture, materials and colour.
- c) The design and layout of extensions to houses shall have regard to the amenities of adjoining properties. The Council may require the submission of a daylight, sunlight and overshadowing assessment, if considered necessary.
- d) Where a dwelling is served by an on-site waste water treatment system and where the extension increases the potential occupancy of the dwelling, the applicant shall demonstrate that the system complies with the standards of the EPA Code of Practice for Domestic Wastewater Treatment Systems (EPA, 2021), (or any amendment thereof).

Principle of the Proposed Development

As summarised at Section 1 this Part VIII application includes for a single storey extension to an existing house to accommodate the existing occupants together with an upgraded waste water treatment plant. The principle of the proposed development is considered acceptable.

Design & Layout

The existing dwelling is a modest single storey dwelling with detached garage. The proposed extension is single storey and is to be located to the front (north) of the house. The extension has a floor area of 60.9sq.m and height of 5.4m. The internal layout of the dwelling will be rearranged to include the living area, bathroom and utility room in the new extension with 6 bedrooms being provided in the original dwelling. The finishes of the proposed extension will be consistent with the main dwelling.

The finished floor level of the extension is the same as the existing dwelling (97.900).

I am satisfied that the overall design, layout and material palette as proposed is acceptable and conforms with the standards set out under Section 4.3.2 of Appendix 6 of the TCDP 2022-2028.

Archaeology

The application site is located within the Zone of Archaeological potential for 3 no. Recorded Moments hereunder;

- TS060-111002- Moated Site
- TS060-111001- Enclosure
- TS060-111003- Structure

The Part VIII application includes an Archaeological Impact Assessment (AIA) undertaken by AEGIS Archaeology Ltd. The report determines that without mitigation measures being implemented the groundworks associated with the development will possibly have a negative impact on potential subsurface archaeological remains. Section 6 of the AIA recommends mitigation measures in the form of archaeological monitoring at construction stage under licence from the National Monuments Service (NMS).

The submission received from the Department of Housing, Local Government and Heritage recommends that Archaeological Monitoring be carried out as a condition of Part 8 planning permission and a condition be will attached as recommended.

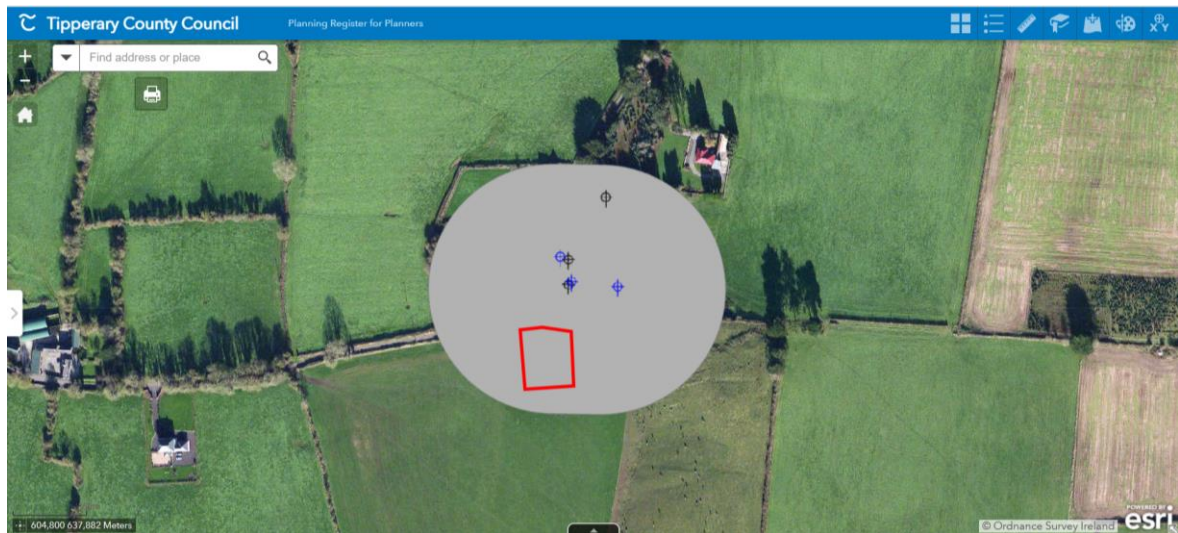


Figure 3 Zone of Archaeological Potential (ZAP) over the site

Services

Roads:

The site is served by the L-5311 Local Secondary Road. The Part VIII does not propose any works to the existing vehicular entrance serving the site and the existing 70m sightlines are to remain unaltered.

Surface water:

The surface water drains to soakpits on the site and it is proposed to install a new soakpit to serve the proposed development.

Water:

The dwelling is served by an existing public water supply and no change is proposed to same.

Waste water:

The dwelling is served by an existing septic tank and raised percolation area. The lands are located over a regionally important aquifer with extreme groundwater vulnerability (groundwater protection response R2²).

Owing to the additional loading proposed a Site Suitability Assessment (SSA) was carried out on 25th February 2022 in accordance with the Environmental Protection Agency (EPA) Code of Practice (CoP) 2021.

A trial hole was dug to 2.1m below ground level as opposed to the 3m required under the CoP 2021 for a regionally important aquifer. No rock was encountered. A sub-surface percolation value was recorded at 4.31 however it is noted that the pre-soaking of the trial holes was not carried out between 4-24 hours before the test in accordance with the CoP 2021. A surface test was not carried out as the sub-surface value was indicated to be acceptable. It is proposed to install a new tertiary treatment unit and infiltration area. The invert level of the infiltration area is 1.2m below ground level with .09m of unsaturated subsoil below.

Environment Section has reviewed the SSA and reported on the 30th June 2023 and whilst the above issues with the SSA are noted it is stated that the proposed domestic waste water treatment system gives a high level of ground water protection and appears to be a suitable option for this site.

Flooding

Following review of the most up to date flood risk mapping for the county, it is noted that the subject site is not shown to be at risk of flooding.

Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)

The Planning Authority has had regard to the document 'Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities' published by the DoEHLG in December 2009. This document provides a guide to the requirements of Articles 6(3) and 6(4) of the Habitats Directive.

The development site is within 15km of the following Natura 2000 sites;

- Lower River Suir SAC (Site Code 002137), approximately 3km to the east.
- Galtee Mountains SAC (Site Code 000646), approximately 14km to the south-west.

The site is within the zone of influence of the Lower River Suir SAC, however, there are no direct hydrological linkages between the development site and the SAC. Any indirect link would be by way of groundwater and would be very weak.

Having regard to:

- the small scale nature of the development,
- the location of the development relevant to the closest European site (Lower River Suir SAC),
- the absence of a direct hydrological connection to the Lower River Suir SAC, and
- the intervening land uses between the subject site and the SAC,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

An examination of the nature, size and location of the development has been undertaken by the Lead Section and it has been determined that there is no real likelihood of significant effects on the environment arising from the proposed development, and accordingly an EIA is not required. I concur with the conclusion of the preliminary examination report undertaken by the lead section.

8. Conclusions and Recommendations

The Planning Authority is satisfied that the proposal, subject to the following considerations being implemented, is in accordance with the **Tipperary County Development Plan 2022-2028**, will not impact on the visual amenity or archaeological heritage of this area, is acceptable in terms of design, drainage and wastewater disposal, presents no significant impacts on the conservation objectives of the Lower River Suir SAC and presents no flood risk issues.

The development as set out on the plans and particulars is considered acceptable and is consistent with the principle of the proper planning and sustainable development of the area. Therefore, it is recommended that the proposed development should proceed subject to the following recommended requirements and conditions.

9. Requirements and Conditions

The development should be subject to the following:

1.

- a) The applicant is required to employ a suitably qualified archaeologist, licenced under the National Monuments Acts 1930–2014, to monitor all groundworks required for this proposal. Please allow **5-6 weeks** to facilitate the processing of an Archaeological Licence. No groundworks are to take place in the absence of the archaeologist.
- b) Monitoring of groundworks is to take place to the uppermost archaeological horizons only, where they survive. Should features/deposits of an archaeological nature be discovered during the course of monitoring, groundworks shall stop pending further advice from the Department of Housing, Local Government and Heritage (DoHLGH). Please note that all features/archaeological surfaces are to be hand-cleaned and clearly visible for photographic purposes. Section excavation through features to establish their nature and/or extent shall only take place where an archaeological licence is in place and this is agreed in advance with the Licensing Section of the DoHLGH.
- c) The features shall be planned and photographed and an interim report submitted to the DoHLGH pending a decision as to how best to deal with the archaeology. The interim report shall also include an archaeological mitigation strategy outlining the preservation in situ and/or archaeological excavation of the features/deposits revealed. The applicant shall note that full archaeological excavation according to best practice will be required, including an excavation reporting and post-excavation analysis, where preservation in situ cannot be achieved.
- d) The applicant/developer shall be prepared to be advised by the DoHLGH with regard to any necessary mitigating action as outlined above. The applicant/developer shall facilitate the archaeologist in fulfilling all aspects of this condition.
- e) On completion of the archaeological monitoring, a report shall be submitted to both the Local Authority and the DoHLGH, including the results of any post-excavation analyses, in to order to comply with this planning condition and the requirement of the archaeological licence.

District Planner:

Handwritten signature of L. Better-Lyon in black ink.

Date: 27/06/2023

Senior Executive Planner:

Handwritten signature of C. Conway in blue ink.

Date: 03/07/2023

A/Senior Planner:

Date: 03/07/2023

A/Director of Services:

Handwritten signature of Antaie Dany in blue ink.

Date: 03/07/2023