

FIRST SCHEDULE

Planning Ref. No. 21/06250

Having regard to the location of the site within Clondrohid Village it is considered that subject to compliance with the conditions set out in the Second Schedule, the proposed development would not be prejudicial to residential amenity and would therefore be in accordance with the proper planning and sustainable development of area.

SECOND SCHEDULE

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 13/8/21, 1/9/21, 17/9/21, 17/12/21 & 1/2/22 save where amended by the terms and conditions herein.	In the interests of clarity.
2	At least one month before commencing development or at the discretion of the Planning Authority within such further period or periods of time as it may nominate in writing, the developer shall pay a contribution of €34575.72 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 23/2/22, and shall be increased monthly at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment.	It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme, made in accordance with Section 48 of the 2000 Planning and Development Act, and that the level of contribution payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that scheme.
3	Stone finish of dwellings shall be of natural stone indigenous to the vicinity of the site. Details of the type of stone to be used shall be agreed in writing with the Planning Authority prior to the commencement of development.	In the interests of visual amenity.
4	Notwithstanding any details submitted with the planning application in relation to boundary treatments, before any development commences, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing, details of the boundary treatments surrounding and within the development shall be submitted and agreed in writing with the Planning Authority. These details shall provide for the following:- (a) the provision of a two metre high wall or agreed written alternative between the rear gardens of opposing properties, (except that with regard to those rear gardens addressing shared private space, a pedestrian gateway through the said wall shall also be provided). (b) the provision of a 2 metre high wall in materials consistent with the external finishes of the adjacent/adjoining structures,	In the interests residential amenity.

	along boundaries between any public open space, public road, or public footpath and a residential property, (c) details of a suitable boundary treatment along the dividing property line between adjoining dwellings, and (d) proposed treatments for any other boundaries not covered in the above	
5	The site shall be landscaped and planted in accordance with a comprehensive scheme to comprise predominantly native species and varieties and to include: [a] details of screen planting (which should not comprise of cupressocyparis leylandii nor griselinia in rural situations) [b] species, variety, number and locations of trees and shrubs [c] programme for implementation and maintenance of the scheme. Full details shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing.	In the interests of visual amenity.
6	Public Lighting in this development shall be designed and constructed in accordance with Cork County Council's Public Lighting Manual and Product Specification 2021; a copy of which is available on Cork County Council's website, www.corkcoco.ie .	In the interest of consistency of design and compatibility for future maintenance.
7	The following Conditions as contained in Appendix H, Figure 4, of the Cork County Council Public Lighting Manual and Product Specification 2021 shall apply to this development: - M1, M5, M6, M8, M23, M27, M28	In the interests of proper design and orderly development.
8	Prior to the occupation of any houses / residences, within any phase of new development, the public lights shall be switched on in that phase and on any access roads, and shall be kept active and maintained by the developer until taken in charge by Cork County Council. Separate phases within a development shall be designed to be connected to separate micro-pillar circuits, in so far as practicable.	In the interests of public safety and to facilitate the taking in charge of the public lighting in phases if required.
9	Public Lighting installed along the Public road at the curtilage of a development shall be connected via a separate micro-pillar (and MPRN) to any lights within the development itself.	
10	The Site Development work shall be	In the interest of orderly

	carried out in accordance with the 'Recommendations for Site Development Works for Housing Areas' issued by the DOELG in November 1998.	development, best practice and proper planning
11	Traffic Management shall comply with the 'Traffic Management Guidelines' issued by the Department of Transport in 2002.	In the interest of orderly development, best practice and proper planning
12	The Estates Engineer shall be notified in advance of the Contractor moving on site and a project start up meeting shall be arranged with the Developer, Contractor and Consulting Engineer before any work begins	In the interest of orderly development, best practice and proper planning
13	An agreed insurance bond shall be put in place before any work on site begins	In the interest of orderly development, best practice and proper planning
14	Construction drawings shall be issued when requested and agreed with the Estates Engineer before any work begins on site	In the interest of orderly development and proper planning
15	Prior to the commencement of development, proposals for a bilingual naming and numbering scheme and associated nameplates for the development shall be submitted to the Planning Authority for written agreement. Names shall reflect an individual or place of local environmental, cultural, topographical, historical or heritage significance. Names in Irish are encouraged. The names should be simple, easily pronounced and in keeping with the location of the site. In addition, no residential unit shall be occupied prior to the erection of high quality name and number plates to be designed and located in agreement with the Planning Authority.	In the interest of orderly development, and to protect the general identity of the area.
16	The road boundary ditch shall be set back to give a clear sight distance of 80 metres in both directions from the centre point of the entrance, 3 metres back from the edge of the public road. This work shall be undertaken before development commences.	To provide proper sight distance for emerging traffic in the interests of road safety.
17	The existing open drain along the front of the site shall be maintained to take surface water runoff from the site and the public road. If the applicant wishes, he may pipe the drain with minimum diameter of 900mm pipe complete with inspection chambers at the start and end of the pipe run.	To maintain proper roadside drainage and to prevent the flooding of the public road.

18	The Sand Polishing filter on each site shall have a minimum area of 15m ² . There shall be a minimum of 900mm of graded sand and gravel below the bottom of the distribution gravel layer as per figure 8.5 of the EPA Code of Practice – Waste Water Treatment and Disposal System Servicing Single Houses. The filter shall rest on a 300mm gravel distribution layer with a minimum of 0.9m unsaturated subsoil below the gravel distribution layer.	In the interests of public health and orderly development.
19	Photographic records of the installation of the treatment unit and construction of the sand polishing filter shall be submitted to the Council for verification	In the interests of public health and orderly development.
20	A new 2m wide footpath shall be constructed along the front boundary of overall site with 150mm of 30N concrete on 150mm min. fully compact wet-mix material to the Council's satisfaction. Prior to the commencement of development the developer shall submit two copies of a site layout indicating same for the written agreement of the Planning Authority.	In the interest of orderly development
21	The developer shall consult with the County Council in regard to any proposed off site disposal of excavated soil or other construction and demolition waste and shall submit details of proposed disposal sites prior to commencement of construction and demolition activities on site.	In the interests of orderly development and to prevent unauthorised dumping.
22	Before development commences the applicant's contractor shall apply to the Council for a road opening licence for the new footpath required to connect the site to the existing village footpath. The following documents are to be submitted with the road opening licence:- <ul style="list-style-type: none"> • Traffic Management Plan incorporating a traffic signage layout plan in accordance with the revised chapter 8 of the Traffic Sign Manual • A Safety Statement and risk assessment • Road closure details. • Insurances and appropriate fee. 	In the interests of orderly development.
23	Existing roadside drainage arrangements shall be preserved to the satisfaction of the Planning Authority.	To preserve proper roadside drainage and to prevent the flooding of the public road.
24	Existing inlets or drains taking surface water from the public road	To prevent flooding of the public road.

	into the site shall be preserved and maintained.	
25	Foul drainage shall be by means of a proprietary wastewater treatment system. This treatment unit and percolation area shall meet all the requirements of the Code of Practice, Wastewater Treatment Disposal Systems Serving Single Houses (p.e.< 10) EPA 2021 and shall be installed and maintained in accordance with the manufacturers instructions.	In the interests of public health.
26	The wastewater treatment plant shall be operated and maintained to the satisfaction of the Planning Authority and before any development commences, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing, written evidence of a maintenance contract to ensure the continuous operation of the treatment plant shall be submitted and agreed with the Planning Authority.	In the interests of public health.
27	During the course of construction of work the developer shall provide on site a covered skip or other such receptacle for the deposit therein of all rubbish, litter, packaging, rubble and other such materials arising from the works. The developer shall ensure that the site and its environs are maintained at all times in a clean and tidy condition.	To protect the amenities of the area.
28	No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.	To protect the amenities of the area and in the interests of road safety.
29	No burning of waste materials shall take place on site.	To safeguard the amenities of the area.
30	Storm attenuation measures shall be incorporated into the proposed storm water system. Fully detailed storm water attenuation proposals shall be submitted and agreed with the Planning Authority before any development commences, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing. These proposals shall include detailed, site specific design, layout and section drawings and construction details. as well as detailed proposals for the operation, maintenance and silt management of	To prevent flooding.

	the system.	
31	A drainage channel shall be provided across the full width of each access driveway inside the entrance gate with outlet discharging into the new stormwater system.	To maintain proper roadside drainage and to prevent the flooding of the public road.
32	Any damage to the public road during the construction of the proposed development by machinery or otherwise, the repairs of same shall be carried out by the developer to the satisfaction of Cork County Council.	In the interests of orderly development
33	At least one month before commencing development or at the discretion of the Planning Authority within such further period or periods of time as it may nominate in writing, the developer shall pay a special contribution of €29400.00 to Cork County Council, updated monthly in accordance with the Consumer Price Index from the date of grant of permission to the date of payment, in respect of specific exceptional costs not covered in the Council's General Contributions Scheme, in respect of works proposed to be carried out, for the provision of a 70m section of Stone Mastic Asphalt surface to tie the site into the existing Macadam surfcac in the village The payment of the said contribution shall be subject to the following: : - (a) where the works in question— (i) are not commenced within 5 years of the date of payment of the contribution (or final instalment if paid by phased payment), (ii) have commenced but have not been completed within 7 years of the date of payment of the contribution (or final instalment if paid by phased payment), or (iii) where the Council has decided not to proceed with the proposed works or part thereof, the contribution shall, subject to paragraph (b) below, be refunded to the applicant together with any interest which may have accrued over the period while held by the Council. (b) Where under sub-paragraphs (ii) or (iii) of paragraph (a) above, any local authority has incurred expenditure within the required period in respect of a proportion of the works proposed to be carried out, any refund shall be in proportion to those proposed works which have not been carried out. (c) payment of interest at the prevailing interest rate	It is considered appropriate that the developer should contribute towards these specific exceptional costs, for works which will benefit the proposed development.

	payable by the Council's Treasurer on the Council's General Account on the contribution or any instalments thereof that have been paid, so long and in so far as it is or they are retained unexpended by the Council.	
34	All vehicles removing or delivering materials to the site shall comply with the relevant weight restrictions.	In the interest of orderly development.
35	During construction the wheels of all trucks shall be washed prior to their exit from the site in a wheel wash facility. Details of the construction, installation and operation of this facility shall be agreed in writing with the Planning Authority prior to commencement of any development.	To protect the amenities of the area and in the interests of road safety.
36	Surface water shall not be permitted to flow onto the public road from the site.	To prevent the flooding of the public road.
37	Prior to the commencement of development, the developer shall enter into a connection agreement with Irish Water in relation to the development.	In the interests of orderly development.