

PLANNING & DEVELOPMENT ACT 2000 – 2010 (as amended)

Reference Number in Register: 14/1241

SCHEDULE

Pursuant to the Planning & Development Act 2000 - 2010, permission is hereby granted, having regard to objective of the Planning Authority in the current Development Plan to allow for essential rural housing need in the area, it is considered that the applicant comes within the scope of the housing need criteria. Subject to compliance with the attached conditions the proposed development could be assimilated into the landscape and would be in accordance with the proper planning and sustainable development of the area.

1. This permission refers to the development as described in the documents lodged, as revised on 14/10/14 save as the conditions hereunder require.

REASON: For clarification.

2. **Before development commences**, the developer shall pay the sum of €6,700 (six thousand and seven hundred euro) to the Planning Authority as a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

The contribution sought is in accordance with Wicklow County Council's Development Contribution Scheme for the area in which the site is located and Section 48(1) of the Planning and Development Act 2000.

Where the contribution remains unpaid the monies payable shall be updated in accordance with the Wholesale Price Index as published by the Central Statistics Office on the 1st January of each year following the date of the Final Grant.

REASON: The public infrastructure and facilities included in the Development Contribution Scheme will facilitate the development and it is considered reasonable that the developer should contribute towards the cost thereof

3. **Prior to the commencement of any development**, the applicant shall lodge security with the Council for the satisfactory compliance with the conditions of this permission. This security is required by the Council for application at its absolute discretion if such conditions are not duly complied with to its satisfaction. In order to secure the return of this security, the applicant shall, on the completion of the development, submit a report from a suitably qualified professional (with professional indemnity insurance), certifying and showing through the submission of necessary documentation and photographs if appropriate, that all conditions have been fully complied with. The security shall be given by a lodgement with the Council of the sum of €1,000 (one thousand euro).

REASON: To ensure satisfactory compliance with the conditions of this permission.

4. (a) The use of the proposed dwelling shall be restricted to the applicant or to other persons who comply with the provisions of Objective RH14 of the County Development Plan 2010-2016 and as the Planning Authority agrees to in writing. This requirement shall be embodied by a legal undertaking that shall be registered as a burden against the title of the land in the Land Registry or Registry of Deeds and shall be of seven years duration from the date of this registration. Evidence of this registration shall be submitted to the Planning Authority within twelve months of the commencement of development on the site.
- (b) The Planning Authority will consent to any sale of the completed dwelling by a lending institution in exercise of its powers as Mortgager in possession of this property and likewise consent to any sale by any person deriving title from the lending institution.

REASON: To ensure that development in this area of high amenity is appropriately restricted, in the interests of proper planning and sustainable development and visual amenity.

5. The effluent disposal system shall be laid out as proposed and constructed to the specification of Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10), Code of Practice, published by E.P.A 2009. Photographic evidence of the installation of the septic tank/secondary treatment unit, distribution chamber, and percolation trenches/ polishing filter and pipes shall be submitted on completion of the system. Before the development is occupied, a certificate from a Chartered Engineer, Environmental Health Officer, or Hydrogeologist, (with professional indemnity insurance) stating that the effluent disposal system has been installed in accordance with this condition, shall be submitted to the Planning Authority.

REASON: To ensure the provision of an adequate sewage disposal system, in the interests of public health and residential amenity.

6. The mounded intermittent filter system shall be constructed in accordance with Section 8.4 of the Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10), Code of Practice, published by E.P.A 2009, in particular,
 - i. Imported soil shall be placed in mounds that are constructed partially or totally over ground.
 - ii. Free draining unsaturated soils shall be used.
 - iii. After each lift is placed, percolation tests shall be carried out
 - iv. The fill shall be placed in layers not exceeding 300mm thick and lightly compacted.

The development shall not be occupied until certified results of percolation tests for each 300mm lift and further trial holes and percolation tests have been carried out subsequent to the completed improvement works, and submitted for the written approval of the Planning Authority.

REASON: To ensure the provision of an adequate sewage disposal system, in the interests of public health and residential amenity.

7. (a) Prior to commencement of development, the written agreement of Irish Water shall be obtained for the provision of water services necessary to serve the proposed development.
- (b) The granting of this permission by Wicklow County Council is in its role as a Planning Authority. It does not commit Wicklow County Council to the provision of any water services to serve the proposed development. Details of connections and the specification of materials to be used for the water services are a matter for Irish Water.

REASON: In the interests of clarification and proper planning and development.

8. All surface water run-off from roofs, entrances, driveways, parking areas etc. shall be collected and disposed of within the site to soakpits, drains or adjacent watercourses. In particular, no such surface water run-off shall be allowed to flow onto the public roadway or adjoining properties, nor to discharge to the effluent disposal system.

REASON: In the interests of traffic safety and residential amenity.

9. The entrance shall be installed in such a manner so that the existing profile of the grass verge is maintained and that surface water can continue to flow freely off the public road.

REASON: In the interests of traffic safety and to prevent flooding of the public road.

10. The entrance gates shall be recessed 5m from the public road carriageway. The recessed space shall be splayed with wing walls, timber fences or stone banks splayed to provide an overall width of 6 - 8m along the roadside boundary. The wing walls, timber fences or stone banks shall not exceed 0.8m in height (including any pillars) within 2.4m of the public road carriageway.

REASON: In the interests of traffic safety.

11. Existing drainage inlets from the public road onto the site shall be preserved and any roadside drains interfered with shall be fully re-instated and shall where necessary be culverted with pipes of adequate size and strength.

REASON: In the interests of traffic safety and to prevent flooding of the public road.

12. The roof finish shall be blue/black slate, unless another roof finish is agreed in writing by the Planning Authority.

REASON: In the interests of visual amenity.

13. (a) Where indicated on the drawings the external walls shall have cement rendered finish. They shall be finished with nap plaster or painted in the white/ off-white colour range, unless the Planning Authority agrees another paint colour in writing.
- (b) The brick to be used shall be submitted to and agreed acceptable in writing by the Planning Authority prior to the commencement of development. Details of the brick may be conveyed to the Planning Authority by the submission of photographic evidence.

REASON: In the interests of visual amenity.

14. (a) The house shall be built into the hillside in such a manner that the finished floor level shall be not more than 0.15m above existing ground level at the lowest point along the downhill side of the house unless otherwise agreed in writing by the Planning Authority.
- (b) When the floor slab has been laid and before any further development takes place on the dwelling a certificate from a Chartered Engineer, Architect or other suitably qualified professional (with professional indemnity insurance) stating that the floor level is in accordance with (a) above shall be submitted to the Planning Authority.

REASON: In the interests of visual amenity and integrating the development into the landscape.

15. All existing trees and hedging on site shall be retained in accordance with the Tree Survey by Exhibition Landscapes Ltd. submitted on 14/10/14, with the exception of any tree required to be removed to facilitate the siting of the proposed dwelling, driveway and effluent disposal system.

REASON: In order to assimilate development on this site into the surrounding area, in the interests of visual amenity and proper planning and development.

16. All existing mature trees on site shall be retained and preserved against damage during construction work. Protective measures to be taken shall include the following:
- (a) A stout paling fence, one metre high, should be erected around all trees, groups of trees and shrubs to be retained. It should be erected just beyond the crown spread of the tree and be maintained throughout the construction period. To lessen the risk of fire any weed growth within the fence shall be controlled by the application of a granular

selective herbicide. Ground level within the fenced area surrounding any tree or tree group shall not be raised or lowered.

- (b) No site buildings should be erected within the fenced areas and no signs or cables attached to the trees. Owing to the risk of soil compaction and mechanical damage to the trees, vehicles should not be routed through or parked in these areas. The storage of all materials, including topsoil and especially chemicals and fuel, should be kept well away from trees.
- (c) A site for a contractor's compound should be agreed before the start of construction work.
- (d) The original drainage to trees should be maintained where possible. This can be done by gullies leading to a soakaway near the trees but the surface water must be free of oil and pollutants.

REASON: To prevent damage to trees on the site during construction work.

17. Any external lighting of the proposed development shall be cowled and directed away from the public road.

REASON: In the interests of traffic safety.