

PLANNING & DEVELOPMENT ACT 2000 – 2010 (as amended)

Reference Number in Register: 15/532

SCHEDULE

Pursuant to the Planning & Development Act 2000 - 2010, permission is hereby granted, having regard to the existing dwelling on site, the proposed extension would be compatible with this structure and would not impinge on the amenities of the area or adjoining residents. Subject to the compliance with the attached conditions, the proposed development 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 on 26/05/15 save as the conditions hereunder require.

REASON: For clarification.

2. **Before development commences**, the developer shall pay the sum of €18,312 (eighteen thousand, three hundred and twelve 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.

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

4. (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.

5. 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 public foul sewer.

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

6. **Prior to the commencement of development**, the applicant shall submit for the written approval of the Planning Authority full details of the revised roadside boundary, which shall comprise a boundary wall or timber fence not exceeding 1.2m in height. The parking area to the front of No. 13 shall be designed so as to enable the turning of all vehicles on site.

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

7. 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.

8. (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.

9. The existing dwelling and proposed extension shall be jointly occupied as a single housing unit and shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling.

REASON: To restrict the use of this extension in the interests of residential amenity.

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

REASON: In the interests of traffic safety.

11. The existing planting along the site boundaries (a) shall be retained and (b) shall be reinforced by additional planting to match existing.

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