

Meath County Council
Planning Department
Buvinda House
Dublin Road
Navan
Co. Meath
Phone: 046 909 7000 Fax: 046 909 7001

Planning & Development Act 2000 – 2014
NOTIFICATION OF FINAL GRANT

TO: William & Edward Carey,
c/o Fergal O'Malley RIAI Arch. Tech.,
Ballinakill Lodge,
Enfield,
Co. Meath.

Planning Register Number: TA/140541
Application Receipt Date: 25/06/2014
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 13/08/2014 GRANTED PERMISSION to the above named for the development of land in accordance with the documents submitted namely:- construction of a 2 no. two storey type semi-detached dwellings (2 no. dwellings in total) and off street parking together with all associated site works and services at Johnstownbridge Road, Enfield (Townland: Innfield/Johnstown townland boundary intersects the site), Co. Meath, subject to the 10 conditions set out in the Schedule attached.


On behalf of Meath County Council.

DATE: 18/09/2014

NOTE: (Outline Permission Applications Only)

OUTLINE PERMISSION is subject to the subsequent Application for Permission consequent on the grant of Outline Permission of the Planning Authority. Until such has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.

NOTE:

The permission herein granted shall, on the expiration of 5 years (unless otherwise conditioned) beginning on the date of the granting of permission, cease to have effect as regards: -

- (1) In case the development to which the permission relates is not commenced during the period, the entire development and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

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Schedule of Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on '25/06/14' except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external finish of the proposed dwellings shall be as submitted on the plans received on '25/06/14'.

Reason: In the interests of visual amenity.

3. Garden walls, 2.1m high shall be provided along both side boundaries extending from the rear boundary to the front building line of each dwelling. Front boundary walls (not exceeding 1.2m) shall be provided between the footpath and front garden of each site and between each site. The rear garden boundary wall 2.1m in height shall be capped and the finish shall be consistent with the external finishes of the dwelling house.

Reason: In the interests of residential amenity and privacy

4. The roof of the proposed structures shall be dark brown, dark grey, blue/black or other colour approved by the Planning Authority.

Reason: In the interest of visual amenity.

5. All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated material within the applicant's site boundary.

Reason: In the interests of orderly development and public health.

6. All service lines and cables servicing the proposed development shall be located underground except where otherwise agreed with the Planning Authority.

Reason: In the interests of proper planning and sustainable development of the area

7. The developer shall pay the sum of **€7,460.00c** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Planning Authority's Contribution Scheme adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 - 2011. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of

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security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development.

The above sum shall apply until 31st December, 2014 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such roads and public transport infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

8. The developer shall pay the sum of **€6,631.00c** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Planning Authority's Contribution Scheme adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 – 2011. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development.

The above sum shall apply until 31st December, 2014 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

9. Prior to the commencement of development the developer shall lodge with the Planning Authority a cash deposit, a bond of an insurance company / bank in the form of the current Meath County Council draft bond, or other security to the amount of **€14,364.00c** to secure the satisfactory completion and maintenance of services until taking-in-charge by the Authority). The form of the security shall be as agreed between the Planning Authority and the developer, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development.

If the amount of security required by this condition has not been lodged with the Planning Authority within 12 months of the date of this decision, the amount required shall be adjusted in accordance with an increase in the House Building Cost Index, which occurs between the date of the decision and the date on which the condition is satisfied.

Reason: To ensure that the development is carried out and completed to an acceptable construction standard.

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10. The developer shall pay the sum of **€200.00c per unit** to the Planning Authority as a contribution towards expenditure to be incurred by the Planning Authority in the monitoring of the construction phases of the development. Payment of this sum shall be made prior to commencement of the development.

The above sum shall apply until 31st December, 2014 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rate shall be updated effective from 1st January each year in accordance with the Wholesale Price Indices-Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the Planning Authority's monitoring costs associated with the development.

Advice Note 1:

It is advisable to consult with Irish Water regarding the public water and public sewer

Notice for your information:

With effect from 1st March, 2014 the process with regard to Commencement Notices will change in accordance with SI 9 Building Control Regulations 2014 – please refer to attached or www.localgov.ie or www.meath.ie for detailed information and guidance.

INFORMATION for the purposes of Building Control;-

- IMPORTANT NOTE NOW THAT YOU HAVE RECEIVED PLANNING PERMISSION or ARE INTENDING TO CARRY OUT BUILDING WORKS.

BEFORE ANY BUILDING WORKS TAKES PLACE ON YOUR SITE YOU WILL NEED TO CHECK THE FOLLOWING [Pre-Development Planning Conditions](#), [Commencement Notice](#), [Construction Products Regulations \(CPR\) \(Regulation \(EU\) No. 305/2011\)\)](#) .

- IF SOME OR ANY OF THESE ARE OMITTED YOUR BUILDING MAY BE AN UNAUTHORISED BUILDING AND YOU MAY BE GUILTY OF AN OFFENCE AND/OR YOU MAY BE SUBJECT TO PENALTIES.
- YOU SHOULD ALSO BE AWARE THAT IF YOU OMIT TO SUBMIT A VALID COMMENCEMENT NOTICE TO YOUR LOCAL AUTHORITY YOU MAY BE UNABLE TO GET A COMPLETION CERTIFICATE AND THIS MAY HAVE SERIOUS LONG TERM CONSEQUENCES.

(The information is for guidance purposes only and does not purport to be a legal interpretation or constitute legal or professional advice.)

1. Pre-Development Planning Conditions;

1. If there are any Pre-Development conditions on the schedule of conditions attached to your planning permission you should give your immediate attention to them prior to the commencement of your development.

Note: All conditions must be complied with in full as failure to do so will render your permission invalid and may result in the initiation of enforcement proceedings for compliance with same

2. Commencement Notice; www.localgov.ie

In accordance with the Building Control Regulations you are obliged to submit a Commencement Notice prior to commencement of the development and it must be received by the BCA not less than 14 days and not more than 28 days before you wish to commence. Copy of commencement notice forms may be downloaded on our website www.meath.ie.

- (a) A completed copy of the commencement notice which must be signed by the owner of the works and must (refer to section 9 [S.I. No 9 of 2014](#)) be to be accompanied by the following;
 - a. General Arrangement Drawings
 - b. A schedule of design documents as are currently prepared or to be prepared
 - c. An online- assessment via the Building Control Management System of the proposed approach to compliance with the requirements of the Building Regulations 1997 to 2014;
 - d. The preliminary inspection plan
 - e. A Certificate of Compliance (Design)
 - f. Notices of Assignment in respect of the Builder who will carry out the works and of the Assigned Certifier who will inspect and certify the works, and
 - g. Certificates of Compliance signed by the Builder and the Assigned Certifier undertaking to carry-out their roles in accordance with the requirements of the Building Regulations.

With regard to the above, please note that:

1. The Designer and the Assigned Certifier must be a Chartered Engineer, or Registered Architect or Registered Surveyor
2. A Competent Builder must execute the work
3. Your drawings must show details of how your Building will comply with the Building Regulations - drawings submitted for planning permission purposes are not typically building control compliance drawings.
4. The commencement notice and accompanying documentation must be filed electronically via the online Building Control Management System. Where notices and documentation are submitted in written format, the building control authority will arrange for scanning and uploading of same for which an administrative charge will apply and statutory deadlines relating to such notices may be delayed by up to seven days.

(Note: Statutory approvals relating to fire safety and disabled access continue to apply where relevant and are not affected by the above changes).

For more information; <http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/>

3. Construction Products Regulations (CPR) (Regulation (EU) No. 305/2011) **CE MARKING of construction products covered by harmonised European Standards is mandatory, when the construction product is placed on the market.**

You need to ensure that you appoint competent professionals.

Whilst the CPR concerns itself with the conditions which apply when placing a construction product on the market, clients, specifiers, designers and builders etc. should be aware of the following when incorporating construction products into building works:

1. When drawing up specifications, refer to the harmonized technical specifications and specifically to the performance requirements of individual characteristics when necessary,
2. When choosing the products most suitable for their intended use in construction works, review the manufacturer's Declaration of Performance,
3. Check National Annexes or Standard Recommendations which give guidance on appropriate minimum performance levels for specific intended uses of the product in Ireland. NSAI host this information at www.nsai.ie, and

NOTE; All works should be carried out using "proper materials...which are fit for the use for which they are intended and for the conditions in which they are to be used" to ensure compliance with the Building Regulations. For further information on the Building Regulations see <http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/>

Building Control Administrative Charges 2014.

Article 14 (4) Building Control (Amendment) Regulations 2014

Fee Schedule

Service	Lodgement Type	Development Type	Fee
Lodgement of Plans, Elevations, Calculations, General Arrangement Drawings.	BCMS Portal	Commercial & Residential	Free
Lodgement of 'Signed Forms' only	(Presented at Local Authority offices, via courier or via post)	Commercial & Residential	€10.00
Lodgement of Plans, Elevations, Calculations, General Arrangement Drawings from USB Device or Optical Media	(Presented at Local Authority offices, via courier or via post)	Commercial & Residential	€20.00
Lodgement of Plans, Elevations, Calculations, General Arrangement Drawings	(Presented at Local Authority offices, via courier or via post)	Residential - Extensions	€40.00
Lodgement of Plans, Elevations, Calculations, General Arrangement Drawings	(Presented at Local Authority offices, via courier or via post)	Residential – New Build	€60.00 Per Unit
Lodgement of Plans, Elevations, Drawings	(Presented at Local Authority offices, via courier or via post)	Commercial	€80.00 Per Unit

Information Note - Public Water and Waste Water Networks

Connections

On the 1st of January 2014 Irish Water became the statutory body with the responsibility for all water services, both water and waste water. The provision of a water services connection will be carried out by Irish Water in partnership with each Local Authority.

Any persons seeking a connection to any of Irish Water's networks should make an application in the first instance to their Local Authority who will act on behalf of Irish Water in processing the application.

A Connection Agreement between Irish Water and the applicant will be required, prior to any connection being agreed, and will set out the conditions and charges to be applied to the connection. Details, including availability of application forms, are to be found on each Local Authority website.

It should be noted that Planning Authorities can no longer levy water and wastewater development charges and that these will now be incurred as part of the connection charge, if applicable.

Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Irish Water.

Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Irish Water.



Information Note - Public Water and Waste Water Networks

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 602 1000
F: +353 1 602 1330
www.water.ie

Connections

- On the 1st of January 2014 Irish Water became the statutory body with the responsibility for all water services, both water and waste water. Therefore any persons seeking a connection to any public network, either water or waste water, should make an application directly to Irish Water. A Connection Agreement between Irish Water and the applicant will be required, prior to any connection being agreed, and will set out the conditions and charges to be applied to the connection. Details, including availability of application forms, are to be found on the Irish Water website www.water.ie. The agreement of Irish Water should be obtained prior to any works commencing.

Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Irish Water.

Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Irish Water.

Increased Impacts

Where a new Planning Permission relates to a development served by an existing connection, and where Irish Water deems that the impact on the provision of water services is significant, then a new/revised Connections Agreement with Irish Water will be required, subject to appropriate conditions, including charges as set out therein.

10% Reduction in Development Contributions

Please be advised that amendments to the Development Contributions Scheme 2010 – 2015 entitle the developer/applicant to a **10% discount** where the development contributions are paid in full within 28 days of issue of the invoice, day one being the date of the invoice.

Please note: Development contributions are payable prior to commencement and in the event of non payment, enforcement and or debt collection proceedings may be taken in relation to same.