



Comhairle Contae Chill Mhantáin

WICKLOW COUNTY COUNCIL

Forbartha agus Pleanála - Planning and Development

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PLANNING & DEVELOPMENT ACT 2000 (as amended)

NOTIFICATION OF FINAL GRANT

Frankie Murphy
c/o Eugene M. Doyle & Associates
Consulting Engineers & Architects
22 Oak Hill
Arklow
Co. Wicklow

Planning Register Number: 15/600

Valid Application Receipt Date: 12/06/2015

In pursuance of the powers conferred upon them by the above-mentioned Acts, Wicklow County Council have by Order dated 26/08/2015 GRANTED OUTLINE PERMISSION to the above named, for the development of land, namely:-

Dwelling house, with dual access, drainage, driveway and ancillary works at 34 Killadreean Newtownmountkennedy Co. Wicklow

Subject to the 6 conditions set out in the Schedule attached.

Signed on behalf of WICKLOW COUNTY COUNCIL.



PP ADMINISTRATIVE OFFICER
PLANNING & DEVELOPMENT

Date: 28/09/2015

(It should be noted that where OUTLINE permission only is granted same is subject to the subsequent approval of the Planning Authority and until such approval has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED.**)

*Tá an doiciméid ar fáil ar iarratas i bhformáid eile/malartach.
This document is available in alternative formats on request.*

Seoltar gach comhfreagras chuig Stiúrthóir Seirbhísí, Forbartha agus Pleanála.
All correspondence should be addressed to the Director of Services, Planning and Development.



PLANNING & DEVELOPMENT ACT 2000 – 2010 (as amended)

Reference Number in Register: 15/600

SCHEDULE

Pursuant to the Planning & Development Act 2000 - 2010, permission is hereby granted, having regard to the nature and planning history of the site, the residential zoning of the site, which is considered reasonable, it is considered that, subject to compliance with the conditions set out in the schedule below, the proposed development would not seriously injure the visual or residential amenities of the area and would therefore be in accordance with the proper planning and development of the area.

1. This permission refers to the development as described in the documents lodged, as revised on 10/08/15 save as the conditions hereunder require.

REASON: For clarification.

2. **Before development commences**, the developer shall pay the sum of € (amount to be determined at permission consequent to outline stage) (updated at the time of payment in accordance with changes in the Consumer Price Index as published by the Central Statistics Office) 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 and Section 48(1) of the Planning and Development Acts 2000 to 2002.

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 € (amount to be determined at permission consequent to outline stage).

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

4. (a) The first sale/ occupation of the proposed dwelling shall be restricted to the applicant or to other persons who have been resident and / or employed in County Wicklow for at least one year or to other such class of persons as the Planning Authority may agree to in writing.
- (b) Confirmation from a solicitor with professional indemnity insurance that the dwelling is to be occupied in accordance with this condition shall be submitted to the Planning Authority upon the completion of the dwelling.

REASON: To ensure that the use of the dwelling is suitably restricted to meet local growth needs as opposed to regional needs, to ensure the development meets with the requirements of the Regional Planning Guidelines and the County Development Plan with respect to development in the Hinterland areas, in the interests of proper planning and sustainable development.

5. (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.

6. At the permission consequent to outline stage, full details of the proposed development shall be supplied, which shall comply with the following requirements:
 - (a) The proposed dwelling shall be single storey only;
 - (b) All external finishes, including roof, window and wall finishes shall closely match that of neighbouring dwellings;
 - (c) Detailed landscaping and boundary treatment proposals shall be provided which shall include proposals for the retention and reinforcement of existing tree and hedge planting.
 - (d) The setting back of the roadside boundary of the lands outlined in blue to achieve adequate sightlines

REASON: In the interest of visual and residential amenity, traffic safety and proper planning and development.