

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Reference Number in Register: 18/963

SCHEDULE

Pursuant to the Planning & Development Act 2000 (as amended), permission is hereby granted, having regard to the 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.

1. This permission refers to the development as described in the documents lodged, as revised by the plans and particulars submitted on the 11/3/2019 save as the conditions hereunder require.

REASON: For clarification.

2. **Before development commences**, the developer shall pay the sum of **€6,450** (six thousand, four hundred and fifty 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. (a) The proposed dwelling when completed shall be first occupied as the place of permanent residence by the applicant, and shall remain so occupied for a period of seven years thereafter, unless consent is granted by the planning authority for its occupation by other persons who comply with the provisions of the Settlement Strategy for Rural Areas as set out in the County Development Plan. 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 the first occupation.
- (b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority, a written statement of confirmation of the first

occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.

- (c) The Planning Authority will consent to any sale of the completed dwelling by a lending institution in exercise of its powers as Mortgagee in possession of this property and likewise consent to any sale by any person deriving title from the lending institution.

REASON: To ensure that the proposed dwelling is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted in accordance with the rural settlement strategy, to protect the rural landscape, in the interests of proper planning and sustainable development.

4. (a) **Prior to the commencement of any development** the applicant shall submit to and agreed acceptable by the Planning Authority revised proposals for the polishing filter to take account of possible high water table level of 1m below ground level. This should include cross sections and longitudinal section drawings of the proposed wastewater treatment and disposal system, including ground levels and invert levels etc.
- (b) 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 and in accordance with details as agreed with the Planning Authority in point (a) .

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.

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 (effluent disposal system)

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

6. 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.

7. (a) **BEFORE ANY OTHER DEVELOPMENT COMMENCES**, the roadside boundary shall be set back along a line formed by joining a point measured 2.4 metres back from the public road carriageway at the centre of the access driveway to 60 metres in both directions on the existing road boundary.
- (b) The area between the public road carriageway and the revised boundary shall be finished 200 - 300mm above carriageway level and finished in grass.
- (c) The revised boundary shall match the existing roadside boundary.

REASON: (a), (b) In the interests of traffic safety.
(c) In the interests of visual amenity.

8. (a) The finished floor level shall not exceed 150.00 O.D. as detailed on the site layout plan submitted on the 11/3/2019, unless otherwise agreed in writing with the Planning Authority, prior to the commencement of development.
- (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.

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

REASON: In the interests of visual amenity.

10. (a) Where indicated on the drawings the external walls shall have a cement rendered finish. They shall be finished with napp plaster or painted in the white/ off-white colour range, unless the Planning Authority agrees another paint colour in writing.
- (b) The stone 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 stone may be conveyed to the Planning Authority by the submission of photographic evidence. Only natural stone shall be used, and on no account shall reconstituted stone be used other than for cills or door surrounds.

REASON: In the interests of visual amenity.

11. Existing shrub and tree vegetation on the site shall be retained, particularly along the entire roadside boundary, except those strictly required to be removed to carry out the

development. Where any tree fails it may be removed subject to the written agreement of the Planning Authority, and shall be replaced with a tree of similar species.

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

12. The landscaping and tree planting as shown on the Proposed Site Layout Drawing No. A1-002 submitted on 11/3/2019 shall be carried out before or during the first planting season or part thereof occurring after the commencement of development. Any plants, which become seriously damaged, shall be replaced by others of similar size and species.

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

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