

**PLANNING AND DEVELOPMENT ACT 2000 - 2015**  
**NOTIFICATION OF FINAL GRANT**

**COUNCIL OF THE COUNTY OF CAVAN**

**TO:** CE1 Property  
C/o DMC Architects Ltd.,  
21 Church View  
Cavan  
Co Cavan

**Planning Register Number:** 17/104

**Application Receipt Date:** 16/03/2017

**Further Information Received Date:** 28/06/2017

In pursuance of the powers conferred upon them by the above-mentioned Act, Cavan County Council have by Order dated 20/07/2017 **GRANTED** PERMISSION to the above named, for the development of land, namely:-  
to erect 5 no. fully serviced two storey detached dwellings, connect to existing public services, form entrances and all associated works at Swellan Park, Swellan Lower, Cavan in accordance with the plans submitted with the application.

Subject to the 16 condition(s) set out in the 2<sup>nd</sup> Schedule and for the reason set out in the 1<sup>st</sup> Schedule.

Signed on behalf of Cavan County Council.

  
SENIOR STAFF OFFICER

**Date: 28 August, 2017**

**Note:**

It should be noted that an Outline Permission is a permission subject to the subsequent permission of the Planning Authority and that until such subsequent permission has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED**. Where Outline Permission has been granted any subsequent application for permission must be made not later than 3 years beginning on the date of the grant of outline permission.

Planning permission granted shall, on the expiration of the period of 5 years 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.

**PLANNING & DEVELOPMENT ACTS 2000 – 2015**

**PLANNING APPLICATION: CE1 Property. REG. NO. 17/104**

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**SCHEDULE 1**

It is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the amenities of the area, give rise to a traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.

**SCHEDULE 2**

1. The development shall be carried out in its entirety in accordance with the plans, particulars, specifications and information lodged with the application received on the 16<sup>th</sup>. March, 2017 and 28<sup>th</sup>. June, 2017 save as may be required by the other conditions attached hereto.

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The developer shall pay the sum of €25,750 (€5,150 per dwelling) (updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office) to the Planning Authority as a contribution towards expenditure that was and /or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for the Contributions Scheme for Cavan County made by the Council.

With reference to Section 48 of the Planning & Development Act 2000, as amended.

3. Before the development is commenced, the developer shall lodge with Cavan County Council a cash deposit, a bond of an insurance company or other security to secure the provision and satisfactory completion, and maintenance until taken in charge by the said Council of roads, footpaths, sewers, watermains, drains, public open space, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The said security shall be in the sum of €2000 (per dwelling) but if the development to which this permission relates is not commenced on or before the 1<sup>st</sup>. August 2018, the Planning Authority may require the amount of the said security to be increased by the same percentage as the increase, if any, in the House Building Cost Index between the date hereof and the date of actual commencement of the development.

To ensure the satisfactory completion of the development

4. During construction phase, the developer shall be responsible for ensuring that no pavement or structural damage occurs to the adjoining public road network and private service road and footpath. A refundable deposit of €6,350 shall be lodged with Cavan County Council prior to commencement of any development as a security to ensure compliance with the foregoing.

In the interest of traffic safety and amenity.

5. Each dwelling shall be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Planning and Development Regulations 2001 (as amended). The dwellings shall not be used for multiple occupancy living units / non-residential uses, except where otherwise permitted by way of a separate grant of planning permission.

To prevent unauthorised development.

6. All WC's, bathroom and en-suite windows shall be fitted and permanently maintained with obscured glazing.

In the interest of residential amenity.

7. That any attic floorspace which does not comply with Building Regulations in relation to habitable standards shall not be used for human habitation and only used for storage purposes.

To clarify the extent of the permission.

8. Prior to the commencement of development the applicants shall submit for the written agreement of the Planning Authority details of public lighting.

In the interest of orderly development.

9. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

To protect the amenities of the area.

10. Any damage to the surrounding public road shall be made good to the satisfaction of the Planning Authority.

To protect the amenities of the area.

11. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

In the interest of orderly development and the visual amenities of the area

12. The site works and building works required to implement the development shall only be carried out between 0800 hours and 1800 hours, Monday to Friday and between 0800 hours and 1400 hours on Saturdays. No works shall take place outside these hours or on Sundays or Bank or Public Holidays unless otherwise agreed in writing with the Planning Authority

In the interest of residential amenity.

13. All loaded lorries and skips leaving/entering the site shall be covered with sheeting and tied down.

In the interest of proper planning and sustainable development of the area.

14. Where the applicant proposes to connect to public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of development and adhere to standards and conditions set out in that agreement.

In the interests of public health.

15. In the interest of public health and environmental sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish water Capital Investment Programme.

In the interests of public health.

16. The applicant shall be required to enter a Connection Agreement with Irish Water for the proposed development prior to any connection works taking place on site.

In the interests of public health.

  
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**Senior Staff Officer**