

**PLANNING & DEVELOPMENT ACT 2000 – 2010 (as amended)**

**Reference Number in Register: 15/695**

**SCHEDULE**

**Pursuant to the Planning & Development Act 2000 - 2010, permission is hereby granted, having regard to the existing dwelling on site and design of the proposed development, 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 amenities of the area, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health 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 by the particulars submitted on 16/11/15 save as the conditions hereunder require.

REASON: For clarification.

2. **Before development commences**, the developer shall pay the sum of €3,650 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 1<sup>st</sup> 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. 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

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. The store, studio/workshop and office shall not be used for any commercial purposes and shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling.

REASON: To safeguard the residential amenities of adjoining properties.

6. 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.

7. A) The new vehicular entrance shall accord with site plan drawing number PL-00-001 submitted on 7/7/15.  
  
(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.  
(b) In the interests of visual amenity.

8. 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.

9. (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.

10. (a) The house shall be built into the hillside in such a manner that the finished floor level shall accord with site plan drawing number PL-00-001 submitted on 7/7/15.

- (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.

11. Existing shrub and tree vegetation on the site shall be retained, except those strictly required to be removed to carry out the development. Where any tree fails it may be removed, and shall be replaced with a tree of similar species.

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