

**ROSCOMMON COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACTS 2000 - 2015**

**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**(SUBJECT TO CONDITIONS) UNDER SECTION 34 OF THE ACT**

TO: Michael Murphy  
4 Westbury  
Mayfield  
Claremorris  
Co. Mayo

Planning Register Number: PD/16/142

Application Received: 08/04/2016

In pursuance of the powers conferred upon it by the above-mentioned Acts and having considered the various submissions and reports in connection with the application described below, Roscommon County Council (being the Planning Authority for the whole of the County of Roscommon) has by Order dated 12/07/2016 decided to Grant PERMISSION for the development of land, namely:-

to construct a dwelling house and garage and connection to public sewer together with all ancillary site works and services at Falledeen Ballinlough, in accordance with the plans submitted with the application.

Subject to the 14 Conditions set out in the attached schedule.

The PERMISSION referred to in this notice shall be issued by way of a Final Grant as soon as may be but not earlier than 3 working days after the expiration of the period for the making of an appeal to An Bord Pleanala if there is no appeal before An Bord Pleanala on the expiration of the said period.

**(No development shall commence until Final Grant has been issued)**

Signed on behalf of the said Council



**ADMINISTRATIVE OFFICER.**

Date 12/07/2016

**SCHEDULE OF CONDITIONS IMPOSED BY THE PLANNING AUTHORITY**

<b>P &amp; D Ref. No:</b>	<b>16/142</b>
<b>Applicant:</b>	<b>Michael Murphy</b>
<b>Development:</b>	<b>Permission to construct a dwelling house and garage and connection to public sewer together with all ancillary site works and services at Falledeen, Ballinlough, Co. Roscommon.</b>

1. The development shall be carried out strictly in accordance with the plans and documents submitted on the 8<sup>th</sup> April 2016, and as amended by the details submitted on 17<sup>th</sup> June 2016, except as may otherwise be required in order to comply with the following conditions.

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

2. All walls and chimney stacks shall be uniformly finished externally in nap and shall be both light and uniform in colour. Samples of stone facing to house elevations (where indicated) shall be submitted for the prior approval of the Planning Authority prior to commencement of development.

**Reason: In the interests of visual amenity.**

3. The roof shall be clad in black, blue/black slates or other slate effect material as may be agreed in writing with the Planning Authority. Ridge tiling shall be consistent in colour with the main body of the roof.

**Reason: In the interests of visual amenity.**

4. The vehicular access to the site shall be constructed in accordance with the site layout plan submitted on the 8<sup>th</sup> April 2016 and 17<sup>th</sup> June 2016, along with the indicated achievable sight lines shown on this site layout plan. These sight lines indicated as being available shall be permanently maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required. The vehicular access shall be available for use prior to the commencement of any other aspect of the development.

**Reason: In the interests of traffic safety**

5. The height of the roadside boundary shall not exceed 1200mm, measured from the lowest point of the wall (unless otherwise agreed with the Planning Authority). Entrance detail relating to pillars and gates, where relevant, shall be agreed with the Planning Authority prior to commencement of development and shall compliment and not be disproportionate to the roadside walls in the vicinity.

**Reason: In the interests of visual amenity and traffic safety.**

6. The area between the metalled edge of the public road and the proposed new entrance shall be paved with a compacted permeable material. This area shall be provided with suitable drainage to prevent surface water runoff on to public road.

**Reason: In the interests of traffic safety**

7. Existing road drainage shall not be impaired by the proposed development of the access and all roadside works shall be designed and shaped or otherwise treated to ensure the uninterrupted flow of road surface water run-off.



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**Reason: To prevent damage to the public road in the interests of traffic safety.**

8. All surface water run-off from the overall development shall be collected and disposed of within the site to specifically designed soakpits/drains or adjacent water courses. In particular, no such water run-off shall be allowed to flow onto the public road or adjoining properties. In addition, suitable drainage measures shall be provided along the roadside boundary to prevent surface water run-off onto the public road.

**Reason: In the interests of orderly development and public safety.**

9. Public utility poles on the site shall be relocated as appropriate. This work shall be arranged with the utility company involved and shall be completed at the same time as the development of the new access, which shall be developed and available for use prior to the commencement of any other element of the development.

**Reason: in the interests of traffic safety.**

10. (a) Prior to the commencement of development a detailed landscaping plan shall be submitted for the written agreement of the Planning Authority. The landscaping plan shall incorporate native species such as the evergreen varieties Holly, Yew, Scots Pine and deciduous varieties Oak, Elm, Ash, Birch, Hazel, Willow, Elder, Whitethorn, Blackthorn, Irish Whitebeam or Rowan. The scheme shall have regard to the soil conditions and orientation of the proposed site in respect of the overall development and shall be prepared by a competent landscape practitioner. The detailed landscape plan shall include details of type/species, density and size of plants and trees. In particular, details of landscaping proposed along the along the north eastern site boundary are required and consideration should be given to the provision of additional landscaping northeast of the dwelling in order to provide additional screening from public road. In this regard reference shall be had to Chapter 9 of the Roscommon County Development Plan (2014-2020) 'Development Management Guidelines and Standards' and Appendix 2 'Tree and Shrub Species' of that Plan, and to the document *Landscaping your house in County Roscommon with native trees and shrubs*.

(b) The agreed landscaping plan shall be implemented in full in the first planting season following occupation of the development. Any trees or shrubs that become seriously damaged or diseased within a period of five years from the time of planting shall be removed and replaced with others of a similar size and species.

(c) The planting scheme on the site shall include a screen belt of trees/hedgerows indigenous to the area along the site boundaries.

**Reason: To screen the development and improve the appearance of the lands, in the interests of visual amenity.**

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11. A development contribution in the sum of, **€3,600** (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) shall be paid to Roscommon County Council as a contribution towards the expenditure that was incurred or is proposed by the Local Authority in respect of providing public infrastructure and services.

Payment of this contribution is subject to the provisions of the adopted Development Contribution Scheme 2014.

A 10% reduction will be applied to development contributions levied on residential development in the following instances:

- (i) where the development contributions have been paid in full prior to any works commencing on the development in question or any associated development on the same site, the payment is made within twelve months of the grant of permission, and where there is no outstanding amount due in respect of a special contribution (please note no reduction will apply to special contributions).

Or

- (ii) where the development contributions have been paid in full within 12 months of the date of submission of a valid Commencement Notice, and where there is no outstanding amount due in respect of a special contribution (please note no reduction will apply to a special contribution).

**Reason: It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the Council in respect of the provision of public infrastructure and services.**

12. The proposed garage shall be used for purposes solely incidental to the use and enjoyment of the dwelling and shall not be used for any commercial purposes.

**Reason: In the interests of orderly development.**

13. The applicant/developer shall liaise with and obtain a Connection Agreement from Irish Water for the provision of services necessary to serve the proposed development prior to commencement of any further development on site.

**Reason: In the interests of proper planning and orderly development.**

14. The developer shall give the Planning Authority two weeks' notice in writing of intent to commence development on the site.

**Reason: In the interests of orderly development.**

**END**