

CARLOW COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000-2013

NOTIFICATION OF FINAL GRANT

TO: Matthew Roberts
C/o Catherine Fitzpatrick
Tomgarrow
Ballycarney
Enniscorthy
Co. Wexford

Planning Register Number: 13/276

Valid Application Receipt Date: 21/10/2013

Further Information Received Date: 15/01/2014

In pursuance of the powers conferred upon them by the above-mentioned Acts, Carlow County Council have by Order dated 14th March 2014 GRANTED PERMISSION to the abovenamed, for the development of land, namely:-

the erection of a fully serviced single storey dwelling, domestic garage, septic tank, percolation area and all associated ancillary site development works including site access, circulation, boundary and landscaping treatments AT Monaghrim Clonegal Co. Carlow IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.

Subject to the 16 conditions set out in the Schedule attached.

Signed on behalf of CARLOW COUNTY COUNCIL.


for COUNTY SECRETARY

Date: 18th March 2014.

Permission sought for the erection of a fully serviced single storey dwelling, domestic garage, septic tank, percolation area and all associated ancillary site development works including site access, circulation, boundary and landscaping treatments at Monaghrim, Clonegal, Co Carlow.

For: Matthew Roberts.

First Schedule

Having regard to provisions of the Carlow County Development Plan 2009 - 2015, and all other material considerations, it is considered that subject to compliance with the following conditions, the proposed development would not seriously injure the amenity of the area and would therefore be in accordance with the proper planning and sustainable development of the area.

Second Schedule

1)	<p>(a) In so far as the Planning and Development Act 2000 to 2013 and the Regulations made there under are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application on 21/10/2013, as amended by details submitted on 15/01/2014, save as may be required by the conditions attached hereto.</p> <p>(b) The building shall fully comply with Part B and Part M of the Building Regulations.</p> <p>(c) A commencement notice shall be submitted to the Building Control Authority in accordance with the Building Control Regulations 1997 & 2009.</p> <p>Reason: In the interests of proper planning and sustainable development and to clarify the detailed development proposals authorised by this permission.</p>
2)	<p>[a] The proposed dwelling when completed shall be first occupied as the place of residence of the <u>applicant Matthew Roberts shall remain so occupied for a period of five (5) years</u> thereafter, unless consent is granted by the planning authority for its occupation by other persons of the same category.</p> <p>[b] <u>Before development commences</u> the applicant shall submit to the planning authority, confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the <u>proposed date</u> of such occupation for the purposes of Registration with the Land Registry Office. The applicant will be responsible for any costs relating to registration and associated inspection.</p> <p>[c] Occupancy status shall only apply to the dwelling from the date of formal registration of occupancy.</p>

	<p>[d] This condition shall not affect the sale of the dwelling by a mortgagee in possession or by any person deriving title from such a sale, only following consent by the planning authority for its occupation by other persons of the same category.</p> <p>Reason: In order to meet the stated housing needs of the applicant/s and to preserve a limited number of unserviced rural sites having regard to social/community and personal needs in accordance with policies as presented in Co. Carlow Development Plan, 2009 - 2015 and to regulate the development of this land in accordance with the terms of Section 47 of the Planning and Development Act 2000-2013 (as amended).</p>
3)	<p>A development contribution of €3,087.19 shall be paid before the development is commenced, in respect of community, recreation, parks and leisure services provided by the Council.</p> <p><i>Note: This sum will be adjusted on the actual date of payment to correspond with the rates then applicable (such rates being the results of adjustments in line with changes in the House Building Costs Index)</i></p> <p>Reason: In order to contribute to the cost of Local Authority services which facilitate the development and as provided for in Section 48 (1) of the Planning and Development Act 2000-2013 (as amended).</p>
4)	<p>A development contribution of €730.70 shall be paid before the development is commenced, in respect of roads services provided by the Council.</p> <p><i>Note: This sum will be adjusted on the actual date of payment to correspond with the rates then applicable (such rates being the results of adjustments in line with changes in the House Building Costs Index).</i></p> <p>Reason: In order to contribute to the cost of Local Authority services which facilitate the development and as provided for in Section 48 (1) of the Planning and Development Act 2000-2013 (as amended).</p>
5)	<p>A development contribution of €355.90 shall be paid before the development is commenced, in respect of ancillary services provided by the Council.</p> <p><i>Note: This sum will be adjusted on the actual date of payment to correspond with the rates then applicable (such rates being the results of adjustments in line with changes in the House Building Costs Index).</i></p> <p>Reason: In order to contribute to the cost of Local Authority services which facilitate the development and as provided for in Section 48 (1) of the Planning and Development Act 2000-2013 (as amended).</p>
6)	<p>(a) All surface water run-offs from roofs, driveways and paved areas shall be collected and disposed of within the curtilage of the site by means of soak pits or in the event of an alternative method being proposed full details of same should be submitted to and agreed with the Planning Authority. <u>Surface water run-off shall not be allowed to discharge onto the public road or to adjoining properties.</u></p>

	<p>(b) The access way shall be piped with suitably sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.</p> <p>(c) Where the site is located up gradient of a carriageway, an interceptor drainage grating shall be provided across the full width of the entrance gates and piped to a satisfactory surface water disposal system.</p> <p>Reason: In the interests of pedestrian and traffic safety.</p>
7)	<p>[a] The entrance shall be as per the Sightlines Plan (Drawing No 213.401.07) submitted on 15/01/2014.</p> <p>[b] Regardless of the gradient of the driveway, the area between the edge of the laneway and the gate piers shall be reasonably flat and level with the lane, with a gradient not exceeding 2½%.</p> <p>[c] The entrance to the proposed dwelling shall demonstrate and ensure clear and unobstructed sight lines are available from a point 2m back from the edge of the metalled surface of the roadway at the centre of the laneway for a distance of at least 90m in each direction to a point on the public roadway. The appropriate eye and object heights of 1.05m and 0.15m respectively shall be used. Any hedge set back on adjoining land shall not occur without prior consent from the respective landowner.</p> <p>[d] Existing road drainage shall not be impaired, altered or impeded by the proposed development and the new entrance shall be designed and shaped or otherwise treated to ensure the uninterrupted flow of road surface water run-off.</p> <p>[e] A proper cement piped gully, not less than 300mm in diameter shall be constructed across the entrance before development commences to prevent surface water from entering the site.</p> <p>[f] The site boundaries and the site entrance to be constructed / developed so that surface water does not egress or ingress the proposed site. The necessary gullies and soakaways shall be provided so that there is no water flowing onto roadway from the site or from the roadway onto the site.</p> <p>Reason: In the interests of traffic safety and to prevent flooding.</p>
8)	<p>Any service poles which require relocation on or from this site must be relocated prior to removal of the site boundary or commencement of the construction works at the expense of the applicant.</p> <p>Reason: In the interests of traffic safety.</p>
9)	<p>(a) All soakaways to be designed and installed in accordance with BRE Digest 365.</p> <p>(b) A minimum of two distribution boxes shall be installed on the percolation pipes to ensure even distribution among the 8 lengths of 18m.</p>

	<p>(c) A vent/s shall be installed at the ends of the proposed percolation pipes.</p> <p>(d) The proposed on-site domestic wastewater treatment system and associated percolation area/polishing filter shall be installed, constructed, operated and maintained in accordance with the EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses 2009.</p> <p>(e) Surface Water must not be allowed to infiltrate treatment system.</p> <p>(f) A certificate of compliance prepared and signed by a suitably qualified person to state that the on-site domestic wastewater treatment system and percolation area/polishing filter fully comply with the drawings and plans submitted to the planning authority. This shall include site specific "as constructed" drawings of the length of percolation trench/pipe and cross sectional drawings through the effluent treatment system and associated percolation area/polishing filter. A generic cross section is not acceptable. <u>This certification shall be submitted to the Planning Authority prior to occupation of the house.</u></p> <p>(g) The applicant shall submit certification to confirm that the septic tank/domestic waste water treatment system has been tested in accordance with the relevant part of BS EN 12566 and meets the performance requirements set out in the national annex to the standard.</p> <p>(h) Domestic grease trap shall be installed to prevent grease from entering the treatment system.</p> <p>Reason: In the interests of public health.</p>
10)	<p>All ESB, telephone cables, service lines and any other cables shall be located underground. The applicant shall arrange in consultation with the relevant authorities for the relocation of any existing ESB or Telecom poles if necessary, prior to commencement of development and this shall be done at the full expense of the applicant(s).</p> <p>Reason: In the interests of visual amenity and public safety.</p>
11)	<p>The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining roads/laneway are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the applicants expense.</p> <p>Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.</p>
12)	<p>This grant of planning does not grant permission to fell or uproot any trees located on site. With certain exceptions it is an offence, under the Forestry Act, 1946, to fell trees without a felling license having been granted by the Forest</p>

	<p>Service. Failure to obtain a felling license when necessary may result in a criminal prosecution. Developers are advised to contact the Felling Section, Forest Service, Department of Agriculture and Food, Johnstown Castle estate, Co. Wexford before undertaking any tree felling.</p> <p>Reason: In the interests of environmental protection and visual amenity.</p>
13)	<p>(a) The site and building works required to implement the development shall only be carried out between the hours of:</p> <p>Mondays to Saturdays – 7.00 am to 6.00 pm. Sundays and Public Holidays – No activity on site.</p> <p>(b) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Carlow County Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Carlow County Council.</p> <p>Reason: In order to safeguard the amenities of adjoining residential occupiers.</p>
14)	<p>All development works may be subject to the inspection of the Council's Technical Staff.</p> <p>Reason: In the interests of orderly developments and to ensure compliance with planning conditions.</p>
15)	<p>(a) The landscaping scheme as per Drawing No 213.401.01 date stamped 15/01/2014 shall be carried out <u>within 12 months</u> from that date when any building hereby permitted is occupied or carried out as the case may be; any trees or shrubs planted in accordance with this condition which are removed, die, become severely damaged or diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.</p> <p>(b) Semi-mature indigenous trees and shrubs shall be planted on the boundaries for additional screening purposes.</p> <p>Reason: As provided in Section 34(4)(c) of the Planning and Development Act 2000-2013 and in the interests of visual amenity and traffic safety.</p>
16)	<p>No traffic associated with the proposed development shall be permitted to block or cause nuisance on the public road.</p> <p>Reason: In the interest of traffic safety.</p>