

PLANNING & DEVELOPMENT ACT 2000 – 2015 (as amended)

Reference Number in Register: 16/1356

SCHEDULE

Pursuant to the Planning & Development Act 2000 – 2015, permission is hereby granted, having regard to the nature of the development, having regard to the prevailing pattern of development in the area, the location of the site within the development boundary of Greystones /Delgany and residential zoning of the site 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 not (seriously) injure the residential amenities of adjoining properties and would be acceptable in terms of traffic safety and convenience and would therefore be in accordance with the proper planning and development of the area.

General & financial

1 This permission refers to the development as described in the documents lodged, as revised by the plans and particulars submitted on the 4th April 2017, save as the conditions hereunder require.

REASON: For clarification.

2 **Before development commences**, the developer shall pay the sum of €69,848 (sixty nine thousand, eight hundred and forty eight 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 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 **No development shall be commenced** until cash security for the provision of and satisfactory completion of open space, roads, footpaths, storm water sewers, public lighting, other public facilities, including maintenance until taken in charge by Wicklow County Council, and the satisfactory compliance with the conditions of this permission, has been given. This cash security is required by the Council for application at its absolute discretion if such facilities are not duly provided to its satisfaction. The cash security shall be given by:-



Lodgement with the Council of the sum of €135,000 (one hundred and thirty five thousand euro). If development has not commenced within one calendar year from the date of the grant of this permission, or if it remains incomplete within three years of the commencement of development, the Council may at its discretion require an increase in the amount of the cash security in line with the Wholesale Price Index - Building & Construction (Capital Goods) published by the Central Statistics Office or the cost of completing the outstanding works, whichever is the greater.

Where the developer proposes in writing to the Planning Authority to carry out the proposed development in phases, a reduced cash security will be computed by the Planning Authority proportionate to the development works required to make each phase viable. This cash security can be partially rolled from one phase to another depending on the Planning Authority's assessment of the works outstanding in each phase and where the storm water sewers, public lighting, roads, footpaths and open spaces, required to facilitate the houses constructed in that phase, have been completed to an appropriate standard. All relevant information to show compliance with the appropriate standards (e.g. Engineers Certification, CCTV of storm water sewers, RECI Certs etc.) should be submitted to the Planning Authority in advance of any request to roll the cash security from a particular phase to another phase of the development

The return, of the cash security shall be subject to, inter alia, the report of an independent chartered engineer (with professional indemnity insurance) confirming that all materials and workmanship of the site infrastructure is in accordance with the plans and specifications submitted.

REASON : To ensure (a) the satisfactory completion of the site development works, (b) that the cash security is adequate to cover the cost of recuperative works, (c) that the cash security is index linked, in the interests of residential amenity and the proper management of roads and services.

- 4 **Before development commences on site**, a full and detailed construction management plan shall be submitted to and agreed in writing with the Planning Authority, which shall include, inter alia, a construction programme for the works, hours of operation, a traffic management plan, noise and dust mitigation measures (including details of a truck wheel wash at the site entrance) and details of construction lighting. A Construction Manager shall be appointed to liaise directly with the various sections of the Council.

REASON: In the interest of residential amenity, traffic/ pedestrian safety and proper planning and sustainable development.

- 5 **No development shall commence** until contributions/submissions/agreements required by conditions: 2, 3, 4, and 11 have been submitted to and agreed acceptable in writing by the Planning Authority. All of the details required to be submitted for agreement by these conditions shall be submitted as a single compliance package.

REASON: In the interests of proper planning and development, and clarification.



Services

- 6 (a) Prior to commencement of development, the written agreement of Irish Water shall be obtained for the provision of water services necessary to serve the proposed development.
- (b) The granting of this permission by Wicklow County Council is in its role as a Planning Authority. It does not commit Wicklow County Council to the provision of any water services to serve the proposed development. Details of connections and the specification of materials to be used for the water services are a matter for Irish Water.

REASON: In the interests of clarification and proper planning and development.

- 7 All uncontaminated roof and surface water drainage shall be collected via a separate storm water system and attenuated on site and full design details satisfying the requirements of the Greater Dublin Strategic Drainage Study (GSDSDS), shall be submitted for the written agreement of the Planning Authority. On no account shall surface water run-off be allowed to discharge onto the public road, to the public foul sewer or adjoining properties. In order to provide volume reduction and source control of pollutants, the submission shall include proposals for Sustainable Urban Drainage Systems (SUDS) in compliance with GSDSDS requirements. All SUDS proposals must include provision for emergency overflow should unforeseen ground conditions limit their efficiency. For maintenance and ecological reasons, no piping or closed culverting of watercourses is acceptable except in the case of a road crossing

REASON: To ensure satisfactory storm water drainage in the interest of proper planning and development.

- 8 All manhole covers to the attenuation tanks in the green open space shall be lockable in type.

REASON: In the interests of safety and proper planning and development.

Design

- 9 Unless otherwise agreed in writing with the Planning Authority, external roof and wall finishes shall be in accordance with the details as set out in the drawings submitted with the application on the 9th December 2016.

REASON: In the interests of visual amenity.

Boundary Treatment / Landscaping

- 10 a) The eastern site boundary (boundary with Upper Gratten Park) shall consist of a 2m high concrete post and timber panel fence erected on the development side of the existing hedgerow,



- b) Existing Vegetation within the hedgerow along the eastern site boundary shall be retained where possible and shall be reinforced with additional planting of semi-mature native hedge plants and trees species sufficient to ensure the formation of a dense continuous screen. A minimum number of 12no trees shall be planted intermittently within this hedgeline.
- c) Unless otherwise agreed in writing with the Planning Authority prior to the commencement of development, the north, east and south site boundaries shall be screened by walls 2m in height, finished with cement rendering on both sides and capped.

REASON: In the interests of visual amenity, residential amenity and privacy.

- 11 The proposed 1.8m high timber post and panel fence along the boundaries between individual housing plots shall be omitted.

Prior to the commencement of development the developer shall submit to and for the written agreement of the planning authority revised proposals for boundary treatment for individual housing plots, such proposals shall, unless otherwise agreed in writing with the planning authority, comply with the following requirements:

- a. A 2m high screen concrete block wall, cement rendered on both sides and capped shall be provided:
 - i. Along the western boundary of the rear garden area serving house no 5
 - ii. From the front building line to the rear building line between dwellings
 - iii. For a minimum distance of 4m along the dividing boundary from the rear building line of semi-detached/ terraced dwellings.
- b. Other than where specified under condition 11a, boundaries between houses, shall consist of concrete posts and bonded timber fence panels at a minimum of 2m high

REASON: In the interests of residential amenity and privacy.

- 12 Landscaping and tree planting, in accordance with the site layout plan submitted on the 4th April 2017 (drawing number Mc092-PL-003) and the requirements of condition 10(b) of this permission, shall be carried out before or during the first planting season or part thereof occurring after (a) 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.

Open space

- 13 (a) All open space shall be levelled, drained, cultivated, and topsoiled as necessary to provide a minimum of 200mm depth of vegetative soil and shall be consistent with the levels of all adjoining roads. Planting with trees and shrubs appropriate to the area shall be carried out and the remaining areas shall be sown with grass seed to give a uniform pastureland condition. In areas of steep embankments,

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dense ground cover shrubs shall be established to be protected by temporary fencing until the growth is established.

- (b) Open space areas shall be dedicated to the use of the residents. The maintenance of the open space shall be the responsibility of the developer until one year after the completion of all houses in the entire development and until the grassed areas and ground cover shrubs are firmly established. The developer shall enter into a licence in a form similar to that set out on the following page. The developer shall submit in triplicate the following
- i. Deed of dedication, signed and sealed,
 - ii. O.S. map with open space outlined
 - iii. Copy of scheme plan as registered in Land Registry with open space outlined

COUNTY WICKLOW	FOLIO _____
A grant dated the day of 20 .	
A.B. the registered owner of the property described in Folio _____ of the County Wicklow hereby irrevocably grants to all the residents of _____ Estate, their heirs and assigns in respect of that portion of the Folio _____ County Wicklow where shown on the map annexed hereto and thereon outlined in red full right, liberty and permission at all times to use the said lands for recreational and amenity purposes, AND _____ hereby assents to the intent that the said right should be enforceable by any of the said residents, their heirs and assigns, the Local Authority or the Planning Authority for the area.	
Signed, sealed and delivered by	

In the presence of:- _____ Dated : _____	

REASON: To ensure that the amenity open space shall be left in a satisfactory and useful condition on completion of the development and will be available for amenity and recreational purposes to the residents of the estate.

- 14 All private open spaces shall be suitably graded such that they are fully usable i.e. have a gradient of no greater than 1:10

REASON: In the interest of residential amenity



Roads / Lighting:

- 15 The entrance to the estate and the proposed estate roads and footpaths, including (road signage, road markings, and finishes) shall be laid out and constructed in accordance with the requirements of the Municipal District Engineer (Greystones) and to the specifications of Section 2 of "Recommendations for Site Development Works for Housing Areas" (Department of the Environment and Local Government 1998), subject to the following amendments/ submissions:
- (a) All trees planted on grassed margins of roads or within 15m of the apex of all road junctions shall be of a variety which will be clean stemmed to a height of 2.1m above ground level at time of planting and when fully grown. These shall be mountain ash, whitebeam or hornbeam unless otherwise agreed in writing by the Planning Authority. Street trees shall be planted at not less than 10m centres.
 - (b) Roads shall be kerbed on both sides.
 - (c) **Before any development commences**, the results of CBR tests and the exact specification of the road shall be submitted to and agreed acceptable in writing by the Planning Authority.
 - (d) The developer shall arrange to have the road construction materials tested at his own expense, at a reputable laboratory. The results of such testing shall be available for inspection if and when requested by the County Council.

REASON: In order to ensure a satisfactory standard of development in the interests of amenity and traffic safety.

- 16 Public lighting to roads, footpaths and open spaces shall be provided in the development in accordance with Section 5 of Recommendations for Site Development Works for Housing Areas (Department of the Environment and Local Government, 1998) and the requirements of the Road Authority. Street lighting shall be outreach type, or where alternative lighting is proposed, lighting equipment must conform to B.S. 5489 and it must receive the written agreement of the Planning Authority. Details of the location of lamp standards shall be submitted and agreed with the Planning Authority before development commences. Such public lighting shall be commissioned prior to occupation of the proposed dwellings.

REASON: In the interests of proper planning and development and residential amenity.

Miscellaneous

- 17
- (a) Estate and street names and numbering system shall be agreed with the Planning Authority in writing before the occupation of the first dwelling.
 - (b) House numbers shall be erected/installed at the driveway entrance to each house, so that they are clearly visible to visitors.
 - (c) Name and/or house number plates shall be erected by the developer on each road in the estate. The design and contents of the nameplates shall be agreed with the Planning Authority.

REASON: In the interests of proper planning and development and residential amenity.



- 18 The developer shall provide and lay underground all telephone, electricity and piped television cables at the time of construction to the satisfaction of Telecom Eireann, E.S.B. and the cable television undertaker and shall provide ducts from the footpaths to the building line of each dwelling.

REASON: In the interests of proper planning and development and amenity.

A handwritten signature in black ink, consisting of a stylized initial 'D' followed by a long, horizontal, wavy line.