

***SITE FOR SALE - A
THE DOWNS,
MULLINGAR.***



No local needs condition.

Planning Ref. No. 176285.

Full planning for 157 m2 two-storeyed residence

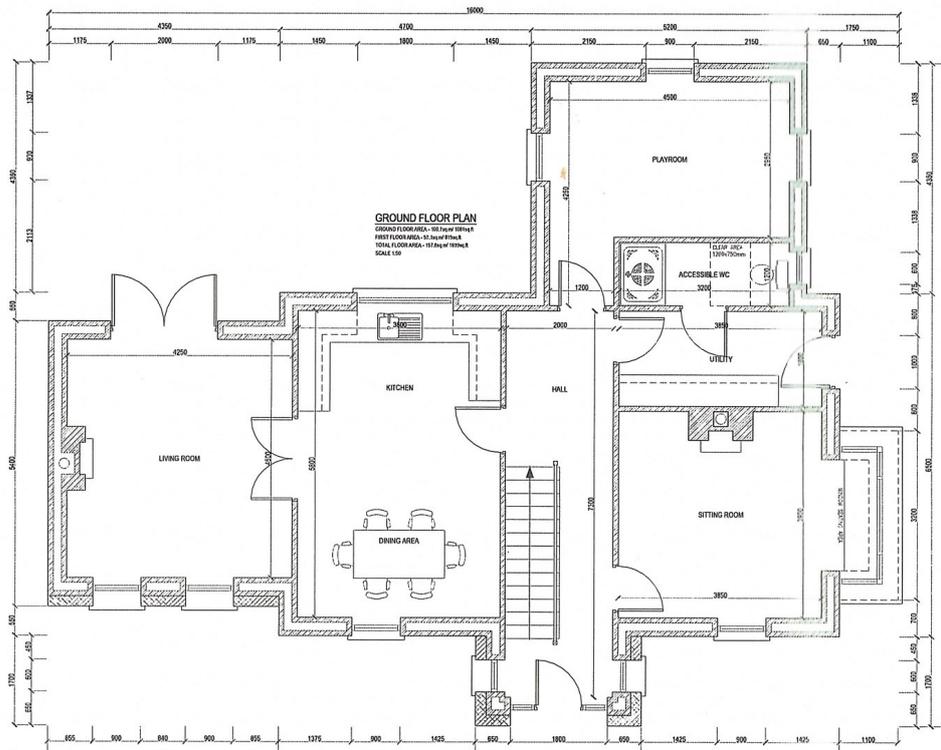
On Site of 0.82 Acres

Adjacent local Primary School

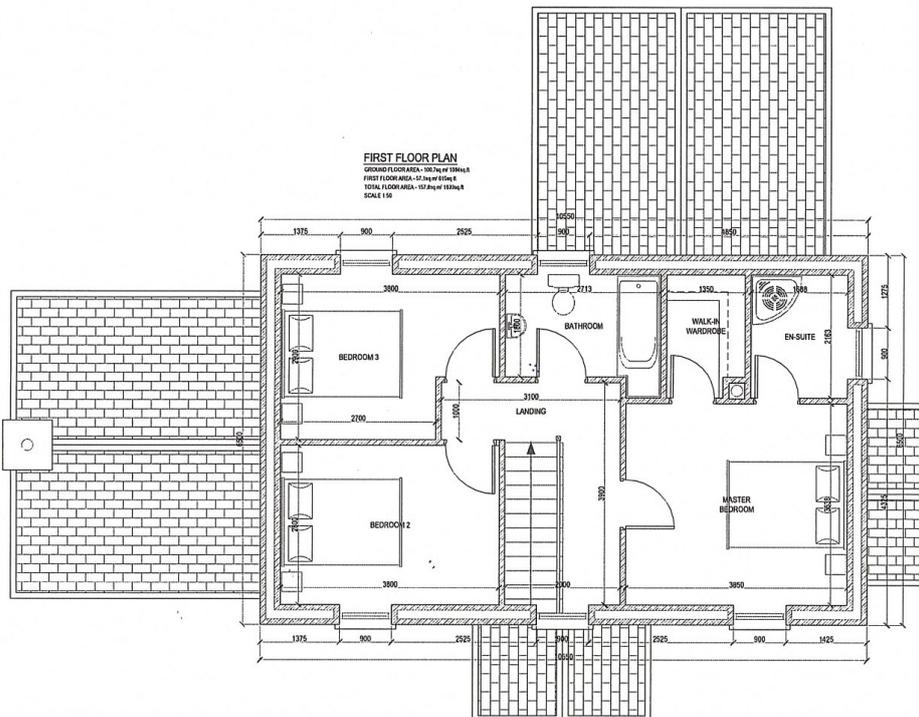
5 Minutes from Mullingar

PRICE REGION: €150,000.

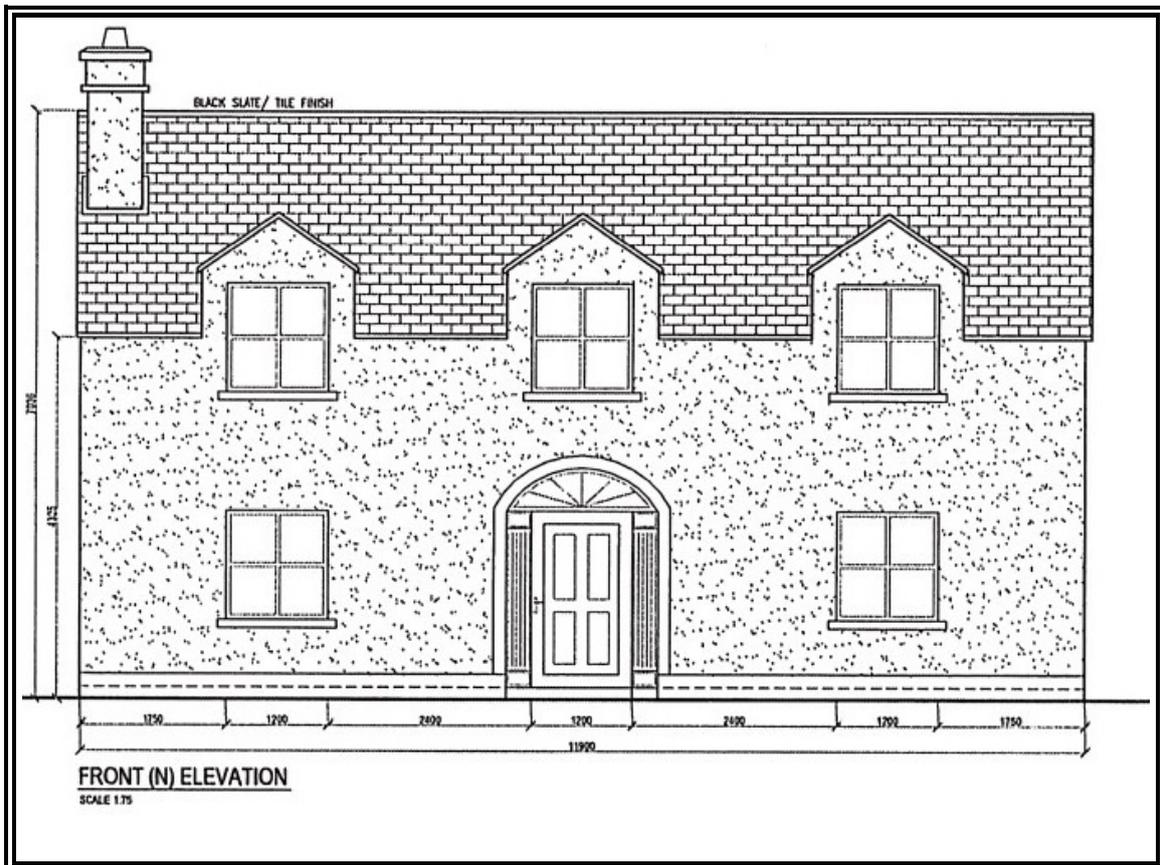
GROUND FLOOR - A



FIRST FLOOR - A



***SITE FOR SALE - B
THE DOWNS,
MULLINGAR.***



No local needs condition.

Planning Ref. No. 176285.

Full planning for 168.5 m² two-storeyed residence

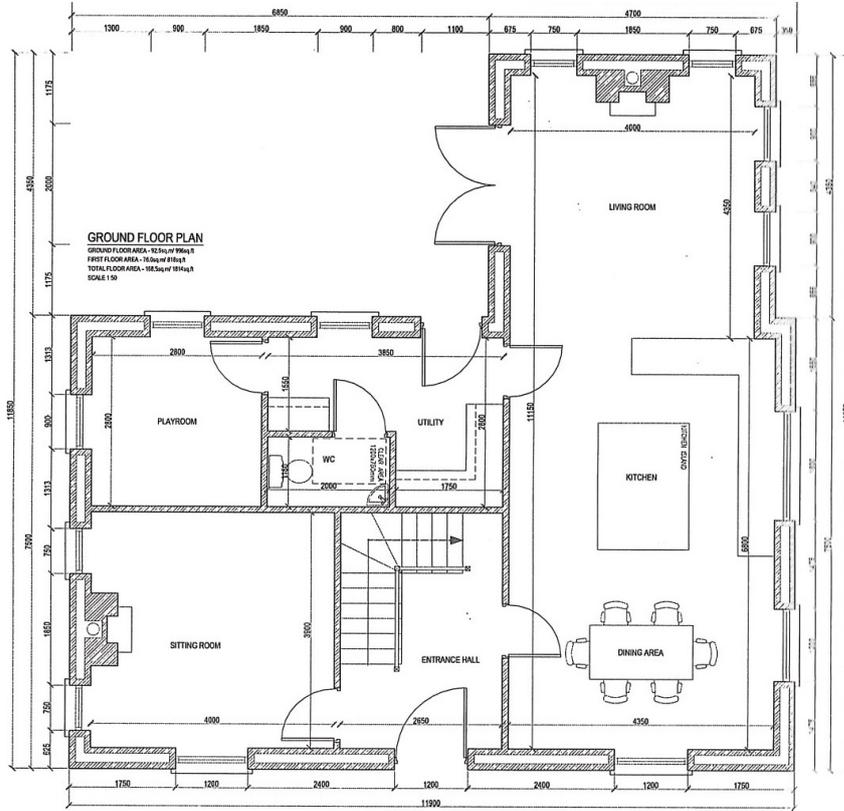
On Site of 0.67 Acres

Adjacent local Primary School

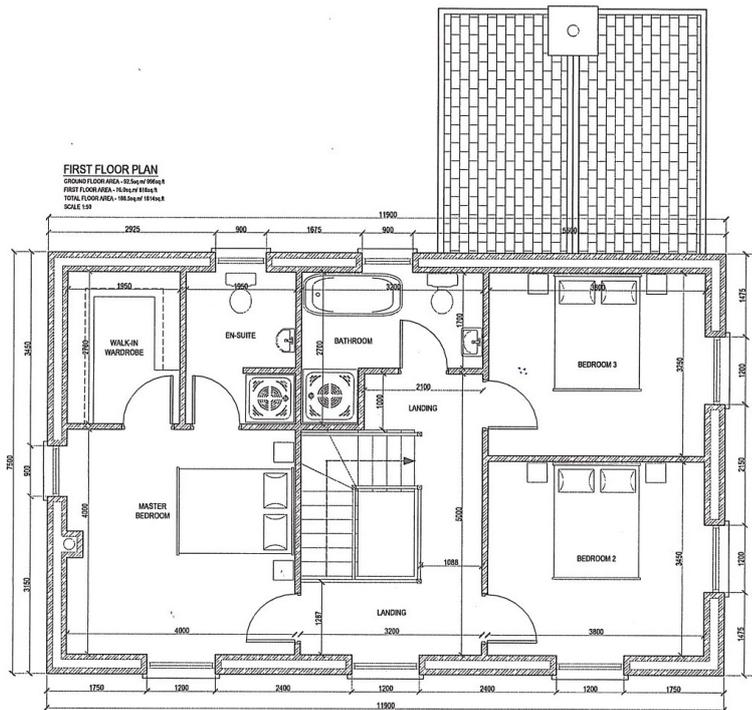
5 Minutes from Mullingar

PRICE REGION: €150,000.

GROUND FLOOR - B



FIRST FLOOR - B



***SITE FOR SALE - C
THE DOWNS,
MULLINGAR.***



No local needs condition.

Planning Ref. No. 176285.

Full planning for 187 m² two-storeyed residence

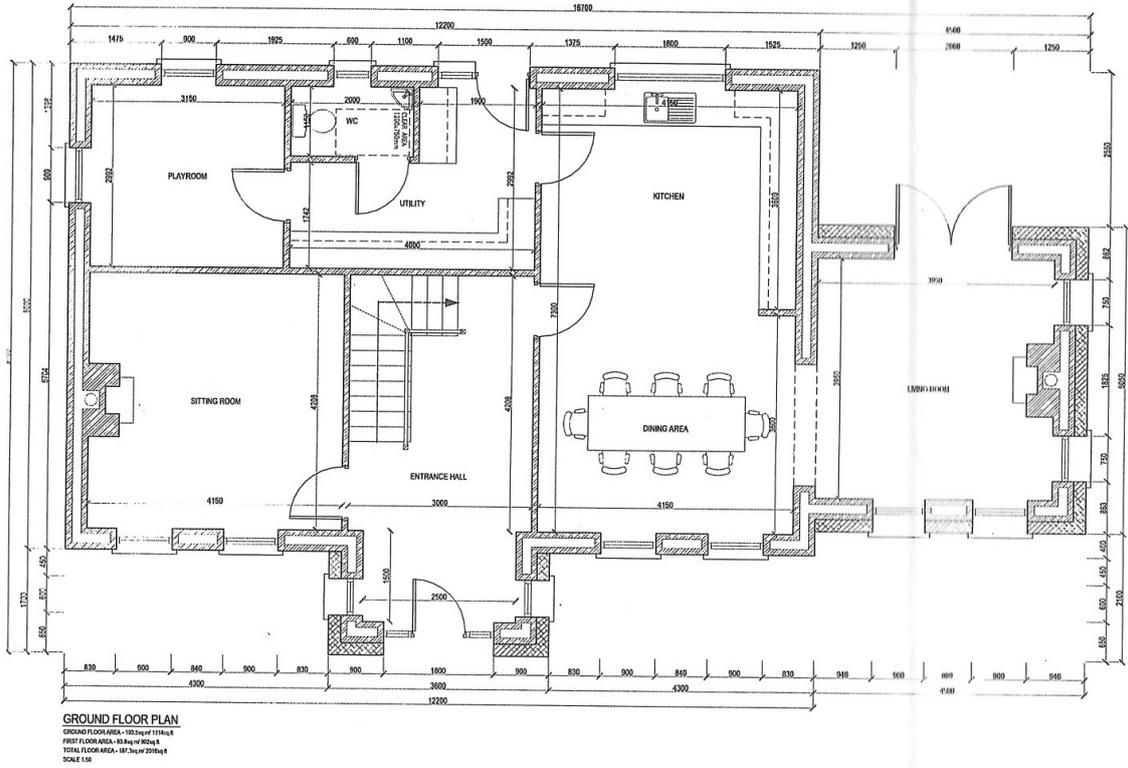
On Site of 0.59 Acres

Adjacent local Primary School

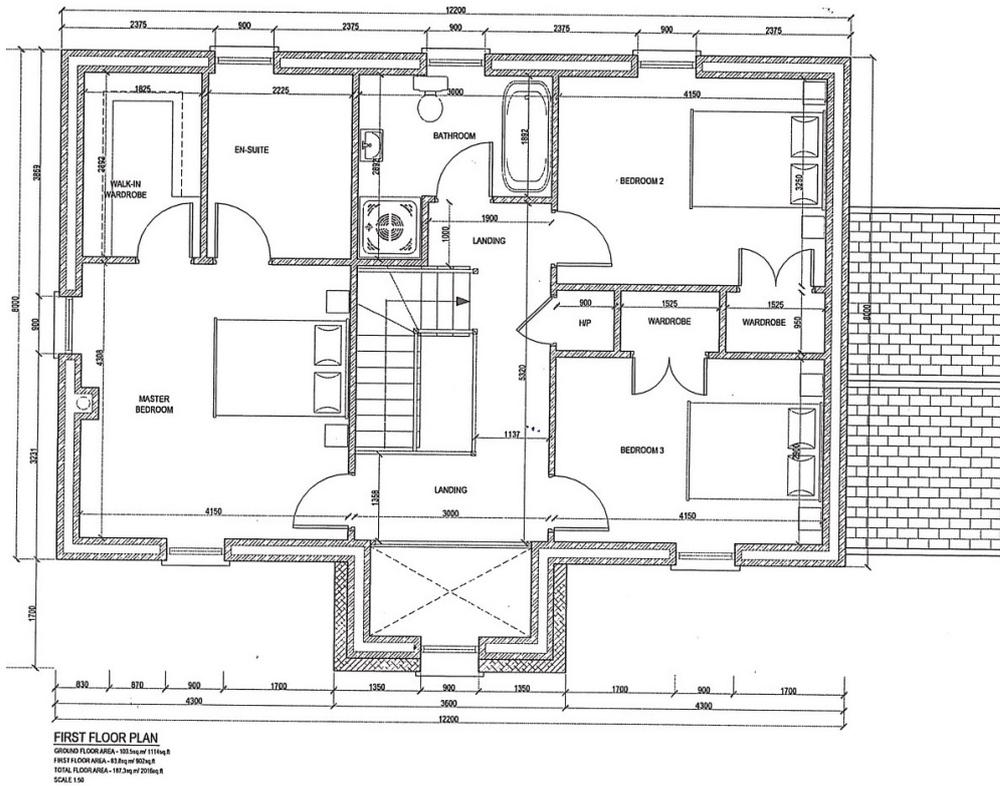
5 Minutes from Mullingar

PRICE REGION: €150,000.

GROUND FLOOR - C



FIRST FLOOR - C



PLANNING CONDITIONS 1 - 7

17/6285

Schedule Two

- The development shall be carried out strictly in accordance with the plans and details received by the Planning Authority on 13-10-17 as amended by the plans and details received by the Planning Authority on 12-7-18 except for any alterations or modifications specified below.

Reason: In the interests of orderly development

- The dwellings hereby permitted shall be finished in napped plaster or wet dash render and blue/black slates, if natural stone is to be used in the development it shall be sourced locally (within 30 miles of the site) and shall be coursed in 45.72cm (18 inch) bands and a lime mortar shall be used for pointing. The ridge tiles shall match the colour of the roof. All rainwater goods, bargeboards, fascias and soffits where used shall blend with the roof, all soffits shall be raking. All eill faces shall be 100mm. Any alternative materials to those specified above shall be submitted to and agreed by the Planning Authority prior to the commencement of the development and the development shall thereafter be carried out and maintained in accordance with the agreed details.

Reason: In the interests of the visual amenities of the area

- The landscaping shall be carried out in accordance with the submitted drawings received 12th July 2018. The approved landscaping scheme shall be undertaken in the first planting season following the occupation or substantial completion of the first dwelling, whichever is the sooner. The planting shall thereafter be maintained and any plants that die, become diseased or are removed within 5 years shall be replaced within the following planting season by plants of a similar size and species.

Reason: In the interests of the visual amenities of the area

- Prior to commencement of the development details of the boundary treatment along the south eastern boundary shall be submitted and agreed in writing by the Planning Authority. The 2m high palisade fencing along the south eastern boundary shall be omitted from the landscaping scheme as detailed in Drawing No.17-114-07 Rev P1 received 12th July 2018.

Reason: In the interests of the visual amenities of the area

- Prior to the commencement of development the developer shall pay the sum of €4,086.00 (four thousand, and eighty six euros), as set out below, to the Planning Authority as a contribution, in accordance with the Council's Development Contribution Scheme adopted in 2004, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council.

The contribution payable will be based on the contribution rate applicable at the time of payment and not the rate in existence when permission is granted. The amount of the development contribution will be updated annually on the 1st January in accordance with changes in the Wholesale Price Index (Building and Construction), (Capital Goods) and penalty interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme:-

Class of infrastructure	Rate per unit/m ²	No	Amount of Contribution
A. Open Space, Community etc	€681	3	€2043
B. Roads, Car Parking etc	€681	3	€2043
Total			€4086

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Westmeath County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the Planning Authority.

- All garages shall be used solely for the purposes incidental to the enjoyment of the dwellinghouses.

Reason: In the interest of orderly development.

- Roads**

 - 2.4m x 90m sightlines shall be achieved and maintained at all times at the proposed access point to the public road. These sightlines shall remain unobstructed and nothing shall be planted, sown, constructed or erected forward of the sightlines.
 - Footpaths shall be constructed in 100 mm concrete 30N20 (minimum cement content 250kg/cu.m.) on 150 mm sub base with precast concrete kerbing or similar approved construction. The footpaths shall be dished and laid level at entrances. A minimum of 2no. 100mm dia. upvc ducts shall be provided underneath this new footpath. A drawing showing the number and location of manholes on these ducts shall be submitted for the written agreement of the Planning Authority, prior to the commencement of development.
 - Public lighting within the development shall be in accordance with the ESB's current 'Public Lighting in Residential Areas' or similar approved standard, details of which shall be submitted to the Planning Approval for prior approval. Public lighting shall be completed and fully operational prior to the occupation of any residential unit.
 - All existing boundaries shall be in accordance with the landscaping condition, except for any treatment that necessitates the achievement of above-mentioned sightlines. Replacement boundary treatment shall be of an indigenous native species and shall replicate existing hedgerow.

PLANNING CONDITIONS 8-13

- Surface water from the site shall not be allowed to run onto the public road. Where lands are higher than the adjoining roadway, a drainage channel shall be provided at the entrance.
- Any new public service utility poles shall be erected on or behind the setback front boundary/fence/wall. Any existing roadside utility poles shall be relocated to be on or behind the setback front boundary/fence/wall.

Reason: In the interests of traffic safety and to ensure the proposal integrates appropriately with its setting.

8. Prior to the commencement of any development on site, the Developer shall lodge with Westmeath County Council a cash deposit of €10,000 (Ten thousand euros calculated by the length of footpath) or a bond of an Insurance Company or other agreed security to the value of €10,000 (Ten thousand euros calculated by the length of footpath), to secure the satisfactory completion of the development. The bond to be submitted shall include an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion of maintenance as aforesaid for any part of the development.

Reason: To ensure the satisfactory treatment and completion of the development.

9. **Surface Water**
All uncontaminated surface water, including roof water, shall be separately collected and discharged to drain or to on-site soakaway, and shall not in any circumstances be allowed discharge to the septic tank or proprietary foul sewage treatment system.
- Surface Water from the development shall be collected into on site soakaways.
 - All soakaways shall be designed and constructed and maintained to BRE Digest 365.
 - Where the development land is higher than the public road a linear drainage channel or gully shall be placed at the entrance to the development, connected back to an additional dedicated soakaway.

Reason: In the interests of public health and orderly development

10. **Sewage treatment and disposal system**
- All foul sewage generated at the development shall be directed to the proposed wastewater treatment system and polishing filter, which shall be constructed and maintained strictly in accordance with the details and specifications of the supplier, and in accordance with the requirements of the "Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤10)", published by the Environmental Protection Agency;

- On completion of the proposed development the applicant shall submit to the planning authority, a compliance certificate from a suitably qualified engineer that the wastewater treatment system and polishing filter is constructed in line with documents submitted on 16-08-2017 and the requirements of the "Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤10)", published by the Environmental Protection Agency at met.

- The proposed treatment system, distribution box and polishing filter shall be inspected and desludged annually.

Reason: In the interests of public health, environmental protection and orderly development

11. **Water**
- Where the developer proposes to connect to a public water/wastewater network operated by Irish Water, the developer shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement and the development must be constructed in accordance with any modifications/requirements of Irish Water.
 - Irish Water infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure shall be subject to the constraints of the Irish Water Capital Investment Programme.

Reason: In the interests of public health

12. **Service Cables**
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.

Reason: In the interest of orderly development and the visual amenities of the area.

13. **Domestic Heating Oil Storage**
To WCC Dept of Environment specification and minimum:
- Bund to be 1.25% the volume of the oil storage capacity.

Reason: In the interest of orderly development and the environment

File Ref:17-6285