

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 (as amended)

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

Hilda Gaynor,
38 Beatty Grove,
Celbridge,
Co. Kildare.

Planning Register Number: PD/17/362

Application Received: 25/08/2017

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 11/10/2017 decided to Grant OUTLINE PERMISSION for the development of land, namely:-

Outline Permission to construct a dwelling house with wastewater treatment system and raised polishing filter and all associated site development works at Curry Townland, Strokestown, Co. Roscommon, in accordance with the plans submitted with the application.

Subject to the 10 conditions set out in the attached schedule.

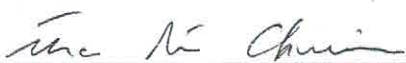
The OUTLINE PERMISSION referred to in this notice shall be issued by way of a Final Grant of OUTLINE PERMISSION as soon as may be but not earlier than 3 working days after the expiration of the period for the making of an appeal to An Bord Pleanála if there is no appeal before An Bord Pleanála on the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

ADVICE NOTE

Outline Permission shall not authorise the carrying out of any development to which the outline permission relates until a subsequent permission has been granted under Section 34.

- (a) Where outline permission has been granted by a planning authority any subsequent application for permission must be made not later than 3 years beginning on the date of the grant of Outline Permission.
- (b) The Outline Permission shall cease to have effect at the end of the period referred to in paragraph (a) unless the subsequent application for permission is made within that period.

Signed on behalf of the said Council


ADMINISTRATIVE OFFICER.

Date 11/10/2017

See below for Appeals Procedure and attached for Schedule of Fees payable to An Bord Pleanala.

NOTE 1: An appeal against the above Decision may be made to An Bord Pleanala, 64, Marlborough Street, Dublin 1.

NOTE 2: The date of Decision was 11/10/2017

NOTE 3: The Appeal shall:

- (a) Be made in writing
- (b) State the Name and address of the Appellant
- (c) State the subject matter of the Appeal.
- (d) State, in full, the grounds of Appeal and the reasons, considerations and arguments on which they are based.
- (e) Be accompanied by the appropriate fee as required by the Planning & Development Regulations 2001 (as amended).
- (f) In the case of an appeal by a person who made submissions or observations in accordance with the permission regulations, be accompanied by an acknowledgment by the planning authority of receipt of the submissions or observations.
- (g) The Appeal must be received by An Bord Pleanala
 - 1) Within 4 weeks beginning on the date of the making of the decision by the Planning Authority.

An appeal which does not comply with the above requirements shall be invalid.

The Reference No. PD/17/362 should be quoted in the Appeal document.

CC: AOL Design Ltd.,
Killeenboy,
Kilteevan,
Co. Roscommon.

SCHEDULE OF CONDITIONS IMPOSED BY THE PLANNING AUTHORITY

P & D Ref. No: PD/17/362
Applicant: Hilda Gaynor
Description: Outline Permission to construct a dwelling house with wastewater treatment system and raised polishing filter and all associated site development works at Curry Townland, Strokestown, Co. Roscommon.

1. The development shall be carried out strictly in accordance with the plans and documents submitted on August 25th 2017, except where conditions hereunder specify otherwise.

Reason: In the interest of proper planning and development.

2. The plans and particulars to be submitted to the Planning Authority by way of an application for permission consequent upon the grant of this outline permission shall, inter alia, provide for the construction a dwelling of traditional design, which reflects local vernacular types. In particular, the development shall exhibit the following design characteristics, full details of which shall be submitted at approval/permission consequent stage:-
 - (a) Single-storey not exceeding 6 metres in height.
 - (b) Plain smooth plaster or dash finish to external walls devoid of brickwork or cut stone additions, or alternatively of natural stone traditional to the locality.
 - (c) Roof finished in black or blue/black slate, or other slate effect material.
 - (d) Windows to have a pronounced vertical emphasis in their proportions.
 - (e) Door openings compatible with traditional practice, e.g. slated porch or recessed door opening.
 - (f) The design of the proposed development shall be of a high architectural standard shall have regard to rural housing provisions as set out in Chapter 5 & 9 of the Roscommon County Development Plan 2014-2020

Reason: In order to secure the integration of the development into the surrounding landscape.

3. The tertiary treatment system and raised polishing filter shall be designed, sited, installed and constructed, and subsequently maintained in accordance with the EPA Code of Practice: "Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10).

The installation of the system shall be supervised by a suitably qualified person. A detailed report confirming that the installed system complies with the above Code of Practice shall be provided by a suitably qualified person and submitted to the Planning Authority within 1 month of occupation of the dwelling. A certificate of installation from the suitably qualified person shall accompany this report.

An ongoing management and maintenance agreement shall be completed with the system supplier and a copy of this agreement shall be submitted annually to the Planning Authority for record purposes. No surface/storm water shall be permitted to enter the waste water system.

Reason: In the interests of public health.

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4. A landscaping plan shall be submitted with an application for permission consequent upon the grant of this outline permission and proposals should include, as a minimum, details of species, the numbers to be planted and details of their height and levels of maturity at the time of planting and shall include a screen belt of trees/hedgerows indigenous to the area along the site boundaries. Comprehensive details shall also be provided in relation to all proposed site boundary treatments.

In the first planting season following occupation of the development the developer shall implement the planting scheme on the site and shall include a screen belt of trees/hedgerows indigenous to the area along the site boundaries.

Reason: In the interests of visual amenity.

5. The vehicular access to the site shall be constructed at the location identified on the site layout plan submitted on the August 25th 2017 along with the indicated achievable sightlines shown. These sightlines indicated as being available shall be permanently maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required. The site layout plan submitted as part of an application for permission consequent upon the grant of this outline permission shall show the entrance gate recessed 4 meters behind the new boundary and shall have wing walls splayed at an angle of 45 degrees. The site access 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.

6. All surface water run-off from the overall development shall be collected and disposed of within the site. 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.

7. Any damage to the public road, verge or public facilities caused by the development shall be fully reinstated by the applicant/developer at their own expense and to the satisfaction of Roscommon County Council.

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

8. The applicant/developer shall engage with the relevant utility provider to ensure overhead lines traversing the site are not compromised during the course of works associated with this site. The site layout plan accompanying an application for permission consequent upon the grant of this outline permission shall include details in this regard.

Reason: In the interests of traffic safety and public safety.

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9. 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 development on site.

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

10. A development contribution in the sum of €3600 (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.

ADVICE NOTE

Outline Permission shall not authorise the carrying out of any development to which the outline permission relates until a subsequent permission has been granted under Section 34.

- (a) Where outline permission has been granted by a planning authority any subsequent application for permission must be made not later than 3 years beginning on the date of the grant of Outline Permission.
- (b) The Outline Permission shall cease to have effect at the end of the period referred to in paragraph (a) unless the subsequent application for permission is made within that period.

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