

WEXFORD COUNTY COUNCIL PLANNING AUTHORITY
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS 1963 TO 1993

NOTIFICATION OF GRANT OF PLANNING PERMISSION

Further to Notification of Decision on the application described in the Schedule to this Notice the application has now been determined as set out therein and the **PERMISSION is hereby GRANTED** in accordance with the drawings and documents submitted.

Signed on behalf of Wexford County Council M. Hayes

Date 30-4-98

SCHEDULE

PARTICULARS OF PLANNING APPLICATION

PLANNING REG. NO. :	971578
DATE OF APPLICATION:	24th SEPTEMBER 1997
APPLICANT :	JAMES & KATHLEEN O'DONOHUE MARYVILLE COURTOWN HARBOUR CO. WEXFORD
TYPE OF APPLICATION :	PERMISSION
PROPOSED DEVELOPMENT :	ERECT 14 NO. SERVICED HOLIDAY ACCOMMODATION APARTMENTS (IN 2 NO. DETACHED 2 STOREY UNITS) COMPLETE WITH ALL ANCILLARY DEVELOPMENT
LOCATION:	BALLINATRAY LOWER GOREY
DECISION :	GRANTED subject to CONDITIONS as listed hereinafter.
DATE OF DECISION :	27th MARCH 1998

CONDITIONS AND REASONS THEREFOR

- 1 The proposed development shall be constructed in accordance with the details submitted to the Planning Authority on 24th September, 1997 as amended by details submitted on 3rd February, 1998 except as otherwise required in order to comply with the conditions attached to this permission.

REASON:

In the interests of the proper planning and development of the area.

- 2 All foul and surface water sewers shall be separate systems along their entire length. No surface water shall be allowed to discharge from the proposed development onto the public road or adjacent property.

REASON:

In the interests of public safety.

- 3 All sewers serving more than one apartment shall be 150 mm in diameter.

REASON:

In the interests of public health.

- 4 All site works shall be in accordance with AFF standards subject to the following amendments:-

- (a) All manholes shall be precast concrete made up of rings of diameters suitable for the depth of manhole and the sizes of the ingoing and outgoing pipes but not less than 1200mm diameter in any case. The rings shall be interlocking joints with flexible rubber rings. The manholes shall have precast concrete bases, precast concrete roofs with 600 by 600 mm opes and heavy duty ductile iron covers. Manholes up to 2.5m deep shall be fitted with step irons and manholes greater than 2.5m depth shall be fitted with aluminium ladders.
- (b) Connections to trunk sewers shall be means of proprietary Y-junctions.
- (c) Stopcock chambers shall be prefabricated type with lockable lids and integral heavy duty stopcocks.

Approval shall be sought from the Area Engineer for the stopcock chambers prior to installation.

- (d) All valve covers shall be heavy duty cast iron.

REASON:

In the interests of public health and the proper planning and development of the area.

- 5 Details of the specifications of the access road and courtyard surface shall be agreed with the Roads Authority prior to commencement of development.

REASON:

In the interests of traffic safety and the proper planning and development of the area.

- 6 Details of the junction of the access road with the public road shall be submitted for the agreement of the Roads Authority before commencement of development. The design and construction of this junction shall comply with the requirements of the Roads Authority.

REASON:

In the interests of traffic safety.

- 7 All public services for the development including electrical, communal television and telephone cables, shall be located underground throughout the site.

REASON:

In the interests of visual amenity.

- 8 The site development works (including the provision of communal open space) shall be completed within one year of the commencement of the proposed development.

REASON:

To ensure satisfactory completion of the proposed development.

- 9 Details of the internal parking and circulation area shall be amended so that access to all spaces shall be via a 6m. wide reversing area or aisle and these shall be submitted for the agreement of the Planning Authority prior to commencement of development.

REASON:

In the interests of traffic safety.

- 10 Prior to the occupation of any house in the Development the Developer shall submit the certification of a competent and indemnified Engineer/Architect that the foul and surface waste sewers serving that house are wholly separate, that they have been laid and tested in compliance with "Site Development Works for Housing Areas" of An Foras Forbatha, that they are free from blockage, and that they discharge to the correct points on the public sewers.

REASON:

In the interests of the proper planning and development of the area and public health.

- 11 Prior to any taking in charge of surface water and foul sewers the Developer shall submit a CCTV and photo survey to the satisfaction of the Planning Authority of all main surface water and foul sewers and manholes.

REASON:

In the interests of the proper planning and development of the area and public health.

- 12 On completion of the development, the developer shall submit, in duplicate, to the Planning Authority, a set of record drawings indicating:-
- (a) the layout of the entire estate including layout and level of roads and sewers;
 - (b) the layout and diameter of the watermains with the valve positions marked. Where more than two valves are provided at a watermain junction, a line drawing showing the layout of valves at the junction shall be provided;
 - (c) the diameter of sewers and positions of manholes;
 - (d) the positions of road gullies;
 - (e) the position of service ducts crossing carriageways clearly identified by dimensioning from some clearly visible surface feature, e.g. road gully or manhole.

These plans shall be to a scale of not less than 1:1250. Sections shall have a horizontal scale of not less than 1:1250 and a vertical scale of not less than 1:100. All levels shall be related to Ordnance Datum (OD).

REASON:

In the interests of the proper planning and development of the area.

- 13 The Developer shall pay to Wexford County Council a contribution towards the expenditure that was incurred by the Local Authority in respect of works, consisting of the provision or improvement of a public water supply scheme serving the area, which works were commenced or carried out within the past seven years and which have facilitated the proposed development. The contribution shall be payable at the time of connection to the service and the amount shall be £9,800.

REASON:

As provided for in paragraph (g) of Section 26(2) of the Local Government (Planning & Development) Act, 1963 (as amended).

- 14 The developer shall pay to Wexford County Council a contribution towards the expenditure that was incurred by the Local Authority in respect of works, consisting of the provision or improvement of a public sewage scheme serving the area, which works were commenced or carried out within the past seven years and which have facilitated the proposed development. The contribution shall be payable at the time of connection to the service and the amount shall be £14,000

REASON:

As provided for in paragraph (g) of Section 26 (2) of the Local Government (Planning & Development) Act, 1963 (as amended).

- 15 The developer shall pay to Wexford County Council a contribution towards the expenditure that is proposed to be incurred by the Local Authority in respect of works, consisting of the carrying out of road improvement works including footpaths and public lighting in the vicinity of the proposed site, which works are proposed to be commenced or carried out within the next five years and which will facilitate the proposed development. The amount of the contribution shall be £7,000, and the time and method of payment of the contribution shall be as determined by the Planning Authority before the development is commenced. The above condition is subject to the stipulations that if the proposed works are not commenced or are carried out in part only within the above period, the contribution or a proportionate part thereof, as the case may be, will be returned and that interest will be paid on the contribution or any instalment thereof so long as it is retained unexpended by the Local Authority.

REASON:

As provided for in paragraph (h) of Section 26(2) of the
Local Government (Planning & Development) Act 1963 (as
amended).

END OF SCHEDULE