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Schedule of Conditions

1. The development shall be in accordance with plans and particulars submitted on 03/03/05 and as amended on 03/05/06 except where conditions hereunder specify otherwise.
Reason: In the interest of proper planning and development.
2. The entrance shall be located as shown on the site layout plans submitted on 03/05/06 and shall be 8 metres wide at fence line. The gateway shall be recessed 4 metres.
Reason: In the interest of traffic safety.
3. Surface water from site shall be prevented from running onto surface of public road by provision of a safety kerb or a concrete grid with sump drained to local drain or soakaway.
Reason: To prevent flooding of public road and in the interest of traffic safety.
4. All surface water run-off from roofs, entrances and parking areas shall be collected and disposed of within the site to the surface water drainage system. It shall not be discharged to the public sewer.
Reason: In the interest of proper development.
5. Existing hedgerows, trees and shrubs on site shall be preserved.
Reason: To protect the rural character of the area.
6. All service lines and cables servicing the proposed development shall be located underground except where otherwise agreed with the Planning Authority.
Reason: In the interest of orderly development and visual amenity.
7. The garage shall be used solely for purposes incidental to the enjoyment of the dwelling house and shall not be used for the carrying on of any trade, business or other commercial activity.
Reason: In the interest of orderly development.
8. The roof of the proposed structure shall be dark brown, dark grey, blue/black or other colour approved by the Planning Authority. The external finish of the dwelling shall be natural stone or napped plaster unless otherwise agreed in writing with the Planning Authority.
Reason: In the interest of visual amenity and orderly development.

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9. Foul and public main connection details shall be agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interest of public health.

10. The roadside boundary wall shall match the finish of the dwelling and shall not exceed a height of 1.1 metres.

Reason: In the interest of visual amenity and traffic safety.

11. The developer/applicant shall pay the sum of €2,196 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of water treatment and mains water network infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 – 2002. Payment of this sum shall be made prior to commencement of development.

The above sum shall apply until 31st December, 2006 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such sanitary services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

12. The developer/applicant shall pay the sum of €4,551 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of waste water treatment facilities, waste water and surface water sewer network, drains and associated infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 – 2002. Payment of this sum shall be made prior to commencement of development.

The above sum shall apply until 31st December, 2006 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such sanitary services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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13. The developer/applicant shall pay the sum of €4,563 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 – 2002. Payment of this sum shall be made prior to commencement of development.

The above sum shall apply until 31st December, 2006 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such roads and public transport infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

14. The developer/applicant shall pay the sum of €2,985 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 – 2002. Payment of this sum shall be made prior to commencement of development.

The above sum shall apply until 31st December, 2006 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

