

Suggested Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Reason: To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. The development shall be carried out in accordance with the details shown on approved drawings numbered:-

1:500 Proposed Site Plan Rev B

1:100 Proposed Elevations and Floor Plans

Reason: To ensure that the development fully complies with the appropriate policies and standards.

3. Prior to first use of the development hereby approved, the vehicular access shall provide visibility splays of 2.4m x 43m in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason: To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with UDP Policy GDP1.

4. Prior to first use of the development hereby approved, a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason: To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with UDP Policy GDP1.

5. The vehicular access hereby approved shall be a minimum width of 6.6 metres.

Reason: To ensure the formation of a safe and satisfactory access in accordance with UDP Policy GDP1.

6. The existing vehicular access as shown on the approved 1:500 Proposed Site Plan shall be permanently closed up prior to first use of the new vehicular access hereby approved.

Reason: In the interests of highway safety in accordance with UDP Policy GDP1.

7. The vehicular parking and turning areas as shown on the approved 1:500 Proposed Site Plan shall be fully laid out and marked out with white lining materials, prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available

solely for the parking and turning of vehicles at all times in accordance with UDP Policy GDP1.

Reason: To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with UDP Policy GDP1.

8. No development shall take place until a Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Car Parking Management Plan as agreed shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety in accordance with UDP Policy GDP1.

9. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with UDP Policy EC13.

10. No part of the development shall commence until a Noise Survey in order to determine noise levels generated by the development has been carried out. The report of the noise survey findings shall include:

a) Noise levels arising from the proposed development site and the impact upon the neighbouring sensitive properties, and

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of neighbouring residential properties of the proposed accommodation hereby approved.

The measures as are approved shall be fully implemented prior to first use of the development.

Reason: To protect the amenities of the occupiers of nearby properties in accordance with UDP Policy GDP1.

11. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with UDP Policy GDP1.

12. The landscaping scheme submitted and approved in connection with condition no. 11 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with UDP Policy GDP1.