

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 only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

Dwg No. 2-199 Rev B (Visuals)

Dwg No 2-120 Rev F (Proposed Elevations – Oakdale Cottage)

Dwg No 0-910 – Rev B (Proposed Site Plan)

Dwg No. 0-911 Rev C (Proposed Site Plan with Highway Items noted)

Dwg No. 0-901 (Block Plan)

Dwg No. 1-120 Rev E (Proposed Elevations Oakdale House)

Dwg No. 1-110 Rev H (Proposed G.F Plan Oakdale House)

Dwg No. 1-111 Rev A (Proposed First Floor Plan Oakdale House)

Dwg No. 2-110 Rev J (Proposed Floor Plans – Oakdale Cottage)

Reason: To define the scope of the planning permission.

3. Prior to their use on the development, samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

4. Within three months of commencement of development, full details of a hard and soft landscaping scheme, which shall include details of boundary treatments, together with a timescale for implementation of works shall be 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.

5. The landscaping scheme submitted and approved in connection with condition no. 4 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.

6. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved

in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk. The results of the assessment shall be submitted in writing to the Local Planning Authority. The submitted details shall:

i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;

ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,

iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

7. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 0-911 Rev C shall be fully laid out, surfaced and drained 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.

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.

8. Prior to first occupation of the development hereby approved, the vehicular access shall provide visibility splays of 2.4m x 43m in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1m 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.

9. The vehicular access hereby approved shall be a minimum width of 4.8m for a minimum distance of 5m behind the adjoining highway.

Reason: To allow the simultaneous passing of two vehicles in the interest of highway safety.

10. The development shall be carried out in strict accordance with the findings and recommendations contained within the Bat Survey and Mitigation Plan as carried out by Gerald Longley Ecological Consultants and dated 26th June 2018 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
Reason: In order to protect wildlife interests, which are afforded special protection.
11. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.
Reason: In order to protect wildlife interests, which are afforded special protection.
12. The development shall be carried out in strict accordance with the following plans and report submitted and approved as part of this application:
1) Arboricultural Impact Assessment18/AIA/WXM/230/A Tree Solutions Ltd: April 2019
No development or other operations shall take place except in strict accordance with the reports as approved.
Reason: To protect trees which are of significant amenity value to the area.