

COUNCIL OF THE DONEGAL COUNTY HEALTH DISTRICT

PLANNING AND DEVELOPMENT ACTS, 2000 - 2006

NOTIFICATION OF FINAL GRANT

TO: PAT AND RITA GALLAGHER
BARRY MC CULLAGH
MAIN STREET
BALLYBOFEY
LIFFORD PO
CO DONEGAL

Planning Register Number: 07/30585

Valid Application Receipt Date: 15/05/2007

Further Information Received Date: 25/03/2008

In pursuance of the powers conferred upon them by the above-mentioned Acts, Donegal County Council have by Order dated 10/04/2008 GRANTED PERMISSION to the above named, for the development of land, namely:-

CONSTRUCTION OF A DWELLING HOUSE, WASTEWATER TREATMENT SYSTEM, PERCOLATION AREA, AND ASSOCIATED SITE WORKS AT LACKAGH PORTNOO IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.

Subject to the 12 conditions set out in the Schedule attached.

Signed on behalf of Donegal County Council.
Dungloe Public Services Centre
Gweedore Road, Dungloe
Tel: 07495 61300

for **AREA MANAGER**
Date: 16th May, 2008.

Ref. No. 07/30585-County Manager's Order No. 2008PG0520

SCHEDULE

1. The dwelling the subject of this permission shall not be used for the purposes of a holiday home. Such use to be commenced only if authorised by a separate grant of permission.

ADVICE: "Holiday Home" for the purpose of this condition means a secondary place of residence that does not comprise a principal/main residence nor a second home occupied on an intermittent basis by persons who are returning emigrants.

Reason: In order to define the permission and to comply with the provisions of the County Donegal Development Plan, 2006-2012.

2. Development shall be executed strictly in accordance with the plans and particulars submitted with this application, particularly those plans received by the Planning Authority on the 22nd November 2007 and the 25th March 2008.

Reason: To cater for proper planning and sustainable of the development.

3.
 - a. Electrical and telephone service shall be underground.
 - b. Any bulk fuel storage tank shall be screened from public view by means of timber picketing.
 - c. Roof shall be blue/black and external walls white or as otherwise agreed by the Council in writing.

Reason: To preserve the amenities of the area.

4. All site boundaries shall be planted with hedgerow of broadleaved semi-mature species native to the area and at least 8 no. semi-mature broadleaved trees native to the area shall be planted on site within first planting season following commencement of development, any trees dying within subsequent three years shall be replaced.

Reason: To preserve the amenities of the area.

5. Boundary wall or fence incorporate an entrance with a minimum width at road fence to line of gates of 9.15m minimum depth from road fence to line of gates of 2.45m and a minimum width on line of gates of 4.9m as set out on approval drawing 113A and based on new fenceline.

Reason: It is an objective of the County Development Plan, 2006 – 2012, to cater for parking of future traffic completely off the edge of the public road boundary.

6. Full frontage and all roadside boundaries, set back min. of 5.0m from center of County Road. Set back area must be dug out to a minimum depth of 450mm, replaced with compacted class 804 stone, tarmaced with 60mm DBM and maintained in the future by the applicant. This setback area must be graded to the existing road levels, falling away from the road towards the site at 1 in 40. All poles/obstructions must be set back to the new boundary lines.

Reason: In the interests of traffic safety.

7. No surface water from site shall be permitted to discharge to public road and applicant shall take steps to ensure that no public road water discharges onto site.

Reason: To prevent flooding.

8. Prior to commencement of development, satisfactory visibility splays shall be provided in each direction at a point 2.4 metres back from road edge at location of vehicular entrance. Visibility in the vertical plane shall be measured from a driver's eye- height of 1.05 metres and 2 metres positioned at the setback distance in the direct access to an object height of between 0.26 metres and 1.05 metres. Vision Splays to be calculated and presented as per Figure 1, Development Guidelines and Technical Standards, County Donegal Development Plan 2006 – 2012 in accordance with Table 4, Development Guidelines and Technical Standards. Note: AADT in Table 4 refers to the cumulative no of trips entering and exiting the proposed development. For calculation of AADT, it is assumed that 1 no. house will generate 10 trips per day. Therefore, an AADT of 500 would be equivalent to a development of 50 no dwellings/apartments.

Reason: In the interest of traffic safety.

9. Any damage to the public road occurring during construction shall be made good to the satisfaction of the Executive Engineer, for the area.

Reason: To cater for orderly development and in the interests of traffic safety.

10. Watermain connection shall be made to the satisfaction of the Sanitary Services Engineer for the area.

Reason: To cater for orderly development.

Continuation of County Manager's Order No. 2008PG0520

11. a) Septic tank to have two compartments and a total liquid capacity of 3080 litres.
b) Spreader drains to total 80 metres and to be laid at a gradient of 1 in 200b in trenches that are 0.6 metres wide, 0.6 metres deep and backfilled with 20mm-30mm diameter stone chippings.
c) Effluent to be conveyed to the percolation area through a distribution box constructed in accordance with the Environmental Protection Agency's Wastewater Treatment Manuals.
d) Spreader drains to be made up of 100mm diameter pipes perforated underneath by 18mm diameter holes drilled at 75mm centres.
e) Excavated material from siteworks to be distributed over the percolation area.

Reason: In the interests of public health.

12. The applicant (or person at the relevant time entitled to the benefit of the permission) shall pay a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is already provided or is intended will be provided by the Authority. The amount of the contribution will be as set out below and is determined in accordance with the "Donegal County Council Development Contribution Scheme 2008 - 2012" (made under Section 48 of the Planning and Development Act, 2000). The total contribution and breakdown of same in respect of the different classes of public infrastructure and facilities provided/to be provided by the Authority are

Water & Sewer	€ 1930.00
Roads & Marine	€ 710.00
Town & Village Renewal	€ 230.00
Economic Community Culture	€ 230.00
Car Parking	€

TOTAL: **€ 3100.00**

The proposed charges shall be index linked from 1st March each year following imposition of the levy in accordance with the Wholesale Price Index for Building and Construction published by the Central Statistics Office.

The total contribution shall be paid to the Council prior to commencement of the development unless the Council have agreed in writing beforehand to facilitate phased payment of the contributions in which event as part of any such agreement the Council may require the giving of security to ensure payment.

Reason: To facilitate provision of capital works.

Continuation of County Manager's Order No. 2008PG0520

ADVICE TO APPLICANT

Duration of Permission

The permission to be issued (hereinafter referred to as "the permission") will cease to have effect in five years from the date of issue as regards any part of the development **not completed** by that date. Where the development has not been completed but substantial works have been carried out pursuant to "the permission" during the said five years, an application to "extend" "the permission" may be made. Such application shall not be made earlier than one year before the expiration of "the permission".

Please note that no works can commence on foot of "A Notification of Decision" on an application.

The development is only authorised when a "Notification of Final Grant" is issued.

Connection to Council Services:

Where the development involves connections to the Council's Sanitary Services a separate application for permission for such connections and associated road openings is required. (Separate fees are payable in addition to any development charges levied). Such application for permission must be made and approved by the Council before commencement of any works on the opening of road, verge or footpath, as appropriate, for the purpose of making the connections.