

**Noeleen Keavey**

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**Subject:** FW: Planning permission for Wastewater treatment plants  
**Attachments:** conditions doohamlet ballinode scotstown.pdf

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**From:** Mallon, Siobhan [<mailto:smallon@monaghancoco.ie>]  
**Sent:** 12 January 2012 12:29  
**To:** Jennifer Cope; Mallon, Siobhan  
**Subject:** FW: Planning permission for Wastewater treatment plants

Jennifer,

I did not receive the email in July as the email address for me was incorrect (no dot in my address), hence delay in responding.

In response to your email enquiry about planning permissions for WWTP's in Monaghan, I attach an email from the Senior Planner in M.C.C. with his response regarding Ballinode, Scotstown, Knockaconny & Smithborough WWTP's.

There were 2 no. extensions to Ballinode (ref. no. 05/8013) & Scotstown (ref. no. 05/8012) WWTP's, which did not require EIS as confirmed by Senior Planner, attached are PDF's of planning conditions for both of these.

With regard to Doohamlet WWTP, the wastewater treatment plant is part of a private housing development planning application granted in 2003. The applicant name is Doohamlet Construction, planning reference no: 03/147. The conditions for this application are attached. This treatment plant is in the process of being taken over from the developer by Monaghan Co. Co.

Regards,

Siobhan Mallon  
 Water Services Section  
 Monaghan County Council  
 Tel: 047 30574  
 Mobile: 087 6679454  
<mailto:smallon@monaghancoco.ie>

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**From:** Hughes, Adrian  
**Sent:** 11 January 2012 15:12  
**To:** Mallon, Siobhan  
**Cc:** Murray, Martin  
**Subject:** RE: Planning permission for Wastewater treatment plants

Siobhan

I would confirm that there was no requirement for the planning authority to obtain planning permission or Part 8 approval for the waste water treatment works constructed prior to 2000, ie

Ballinode WwTW, constructed circa. 1984/85  
 Scotstown WwTW, constructed circa. 1984/85  
 Knockaconny WwTW, constructed circa. 1978  
 Smithboro WwTW, constructed circa. 1985

I would also confirm that the extensions to the waste water works in Ballinode (05/8013) and Scotstown did not require EIS (05/8012)

Adrian Hughes

Senior Planner  
Monaghan County Council  
The Glen  
Monaghan

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09/30/13 Scotstown

REPORT ON THE PROPOSED EXTENSION TO BALLINODE WASTEWATER TREATMENT PLANT AT QUIGLOUGH, BALLINODE, CO. MONAGHAN

This report has been prepared in accordance with Part VIII of the Planning and Development Regulations (S.I. No. 600 of 2001) and is being submitted to the members of Monaghan County Council in the course of compliance with Section 179 of the Planning & Development Act 2000

**A. Nature and extent of the proposed development and the principal features thereof:**

The development consists of an extension to the Ballinode wastewater treatment plant comprising of new inlet screening unit, underground primary settlement tank, metal storage container, ferric sulphur storage bund and tank, security fencing and all associated site and ancillary works at Quiglough, Ballinode.

**B. Evaluation of the likely implication of the proposed development with respect to the proper planning and development of the area:**

The proposed development is adjoining the existing wastewater treatment operation. Whilst the structure will be visible from the public road, by virtue of the existing landscaping to the rear of the site and that it is set within the existing structures on site, the visual impact of the proposal will be limited. The development is considered acceptable in that it will not be detrimental to the visual amenity of the area and allows for the provision of vital infrastructure for the development of the area.

**C. List of the persons/bodies who made submissions/observations with respect to the proposed development:**

Eastern Regional Fisheries Board, 15a Main Street, Blackrock, Co. Dublin.

**D. Summary of the issues with respect to the proper planning and development of the area raised by persons/bodies who made submissions/observations and the Council's response thereto:**

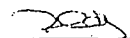
ERFB indicated that the Board should be consulted in relation to any bankside or instream works that may take place and that precautions should be taken to prevent discharge of solids or other harmful matter to watercourses. The first point would be addressed as a requirement of works in this location and it is not considered necessary to attach a condition in relation to this matter. Point 2 has been addressed by way of a condition.

Observations/recommendations made by the Environment Section and Area Engineer shall be dealt with by way of planning conditions.

No response has been received from the DEHLG and An Taisce.

E. **Conclusions:**

I recommend that Monaghan County Council proceed with the development as proposed subject to the following conditions: -

  
\_\_\_\_\_  
Paul Clifford  
Director of Services

27 02 2005  
Date

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Planning Office Recommendations:

1. Appropriate procedures to detect pump failure/blockage etc and prevent any discharge of polluting matter to surface or ground waters to be put in place.
2. Spill containment measures for the delivery of bulk chemicals shall be installed prior to commencement of further works on site.
3.
  - a. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage to remain unimpeded.
  - b. Provision to be made within the site for surface water drainage and no surface water to be allowed flow onto the public roadway.
  - c. No work to be carried out within 3 metres from edge of the public road.
4. Measures to be taken during construction to prevent the discharge of suspended solids or other harmful matter to the watercourse.
5.
  - a. All trees and hedgerows bounding the site to be permanently retained in this development, to be reinforced with additional planting and to be protected from damage at all times, particularly during building operations.
  - b. Planting as required above to be carried out in the first planting season following commencement of building operations and permanently retained thereafter. Any plant which fails in the first planting season to be replaced.
  - c. Any boundary fencing to be of stained wood.
6. Subject to the above conditions, development shall be carried out in strict conformity with lodged plans and specifications.

REASONS FOR THE IMPOSITION OF THE ABOVE CONDITIONS ARE:

1. In the interests of proper planning and the protection of public health.
2. In the interests of proper planning and the protection of public health.
3. In the interest of proper planning and traffic safety.
4. To protect the amenity of the area.
5. To protect the amenity of the area
6. To prevent unauthorised development.



27 Oct 2008

REPORT ON THE PROPOSED EXTENSION OF SCOTSTOWN WASTE WATER  
TREATMENT PLAN AT TERAVERTY, SCOTSTOWN, CO. MONAGHAN

This report has been prepared in accordance with Part VIII of the Planning and Development Regulations (S.I. No. 600 of 2001) and is being submitted to the members of Monaghan County Council in the course of compliance with Section 179 of the Planning & Development Act 2000

**A. Nature and extent of the proposed development and the principal features thereof:**

The development consists of an extension to the Scotstown wastewater treatment plant comprising of new inlet screening unit, underground primary settlement tank, metal storage container, ferric sulphur storage bund and tank, security fencing and all associated site and ancillary works at Teraverty, Scotstown.

**B. Evaluation of the likely implication of the proposed development with respect to the proper planning and development of the area:**

The proposed development is adjoining the existing wastewater treatment plant. Access to the site is proposed via a new roadway. Limited views of the existing and proposed site/structures are available, by virtue of the existing dwellings on the roadside and the topography of the land. The visual impact of the proposal will be limited, having regard to these points and the restricted size and form of the structures proposed.

The proposal involves the relocation of the access route to the plant, creating a new access point to the south. It is not considered that this will impact unduly upon the dwelling to the south of this access point.

The proposed infrastructure will allow the further development of the area which is in accordance with the development strategy for the County

**C. List of the persons/bodies who made submissions/observations with respect to the proposed development:**

Eastern Regional Fisheries Board, 15a Main Street, Blackrock, Co. Dublin

**D. Summary of the issues with respect to the proper planning and development of the area raised by persons/bodies who made submissions/observations and the Council's response thereto:**


ERFB indicated that the Board should be consulted in relation to any bankside or instream works that may take place and that precautions should be taken to prevent discharge of solids or other harmful matter to watercourses. The first point would be addressed as a requirement of works in this location and it is not considered necessary to attach a condition in relation to this matter. Point 2 has been addressed by way of a condition.

Observations/recommendations made by the Environment Section and Area Engineer shall be dealt with by way of planning conditions.

No submissions have been made by DEHLG who were consulted in connection with the development.

E. **Conclusions:**

I recommend that Monaghan County Council proceed with the development as proposed subject to the following conditions: -

  
\_\_\_\_\_  
Paul Clifford  
Director of Services

27 Oct 2005  
Date

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Planning Office Recommendations:

1. Appropriate procedures to detect pump failure/blockage etc and prevent any discharge of polluting matter to surface or groundwaters to be put in place.
2. Spill containment measures for the delivery of bulk chemicals shall be installed prior to commencement of further works on site.
3.
  - a. Sight distance of **50 metres** in each direction to be provided from a point in the entrance 3.0 metres from the road edge and 1.0 metre above ground level. Sight distances to be measured to the nearside road edge in both directions. Where it is necessary to remove hedges/trim embankments in order to achieve this sight distance, the new boundary should be located clear of sightlines. Any pole or column materially affecting visibility must also be removed.
  - b. Entrance to be surfaced with concrete or bitmac from edge of public road for a minimum of 5 metres and graded back so that level at boundary (3.0 metres) to be 100 mm below road level.
  - c. Applicant to install ACO Drain/Gullies at proposed entrance constructed in such a manner as to prevent water from the entrance flowing onto the public road. Similarly measures must be taken to prevent road surface water from flowing onto the entrance. The discharge from the above to be piped to drainage pipeline.
  - d. Provision to be made within the site for surface water drainage and no surface water to be allowed flow onto the public roadway.
4. Measures to be taken during construction to prevent the discharge of suspended solids or other harmful matter to the watercourse.
5.
  - a. All trees and hedgerows bounding the site to be permanently retained in this development, to be reinforced with additional planting and to be protected from damage at all times, particularly during building operations.
  - b. Planting as required above to be carried out in the first planting season following commencement of building operations and permanently retained thereafter. Any plant which fails in the first planting season to be replaced.
  - c. Any boundary fencing to be of stained wood.
6. Subject to the above conditions, development shall be carried out in strict conformity with lodged plans and specifications.



REASONS FOR THE IMPOSITION OF THE ABOVE CONDITIONS ARE:

1. In the interests of proper planning and the protection of public health.
2. In the interests of proper planning and the protection of public health.
3. In the interest of proper planning and traffic safety.
4. To protect the amenity of the area.
5. To protect the amenity of the area
6. To prevent unauthorised development.

  
\_\_\_\_\_  
Paul Clifford  
Director of Services

27 Oct 2005  
Date

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- l. a. The applicant shall carry out all necessary works to widen the existing public road and provide a public footpath as detailed on drawings submitted to the Planning Authority on 22 Aug 2003
- b. The applicant shall provide adequate public lighting along the public footpath prior to the occupation of the development hereby permitted, to the satisfaction of the Planning Authority
- c. The dwelling houses hereby permitted shall not be occupied until the applicant has obtained and submitted a legal agreement from the owner of the property from the entrance of the proposed housing estate to the junction of the Ballybay/Castleblayney Road as stated in cover letter submitted by Wilkie & Flanagan Solicitors dated 13<sup>th</sup> August 2003.
- d. All site development and construction works are to be carried out in accordance with the standard in the publication "Recommendations for Site Development Works for Housing Areas" published by the Department of the Environment and Local Government. In addition the proposed development should be constructed in accordance with the requirements of the publication "Monaghan County Council Standards for Private Housing Developments".
- e. The main entrance to the development and entrances to sites 46 and 47 are to form a bellmouth of 5 metres radius with edge of new boundary. Any entrance gates to open inward only.
- f. Recessed entrances to be provided to sites 46 and 47 of sufficient dimensions to contain a stationary vehicle off the public road.
- g. Sight distance of 100 metres in each direction shall be provided from a point in the main entrances 46 and 47 4 metres from the road edge and 1 metre above ground level. Sight distances shall be measured to the nearside road edge in both directions. Where it is necessary to remove hedges in order to achieve this sight distance, the new boundary shall be located clear of sightlines.
- h. The Area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter. Any pole or column materially effecting visibility shall also be removed. No work shall commence on site until the visibility splays have been provided.
- i. The line of any new fence or wall shall be positioned behind the visibility splays. All existing planting must be kept trimmed behind visibility splays.
- j. The finished access level at the recessed entrances shall be the same as the road level opposite the entrances.
- k. Any new boundary or entrance work shall be located not less than 3 metres from the road edge with level margin.
- l. Gradient in driveways from entrances shall be not greater than 1:20 for the first 5 metres from road edge and 1:10 thereafter.
- m. Access driveways from entrances to be not greater than 1:20 for the first 5 metres from road edge and 1:10 thereafter.

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- n. French drain consisting of 300mm diameter concrete pipes and backfilled to ground level with suitable granular filter material shall be placed along road edge. Drain shall discharge to the nearest watercourse. Suitable gullies shall be placed at start, end, and intersection of other drains and at not greater than 40 metres intervals. (Separate application shall be made to Monaghan County Council if this requires a road crossing to be carried out).
  - o. **Applicant to install Cattlegrid/ACO Drain/Gullies at proposed entrances constructed on such a manner as to prevent water from the entrances flowing onto the public road. Similarly measures must be taken to prevent road surface water from flowing onto the entrances. The discharge from the above to be piped to drainage pipeline. Cattlegrid is preferable, as there is a degree of certainty when installed no surface water will leave entrance onto public road. ACO drains can become blocked easily and cease to function properly.**
  - p. The discharge of surface water from the public road onto the site through surface drainage and road subsoil drainage shall remain unimpeded.
  - q. Provision shall be made within the site for surface water drainage and no surface water shall be allowed flow onto the public roadway.
  - r. No development exempt or otherwise shall be erected over the public sewer, drain or watermain.
  - s. All site works required to fulfil the minimum sight distance and drainage requirements above shall be carried out prior to the commencement of any building works.
  - t. Before any works commenced on this development a security, by way of a cash deposit, in the sum of €650.00 index linked, shall be given to the Planning Authority by the developer. To ensure the satisfactory completion of all surface water drainage within and abutting the site area to prevent runoff of surface water onto the public roadway.
2. Before the development is commenced the developer shall pay to Monaghan County Council a contribution of € 29,845.00 updated in accordance with the Consumer Price Index from the date of grant of permission to the value pertaining at the time of payment, towards the expenditure that was incurred by the local authority or is proposed to be incurred by the local authority in respect of works that facilitate the proposed development, specifically the provision of public lighting and footpaths. The method of payment of this contribution to be agreed with the Planning Authority prior to the commencement of any work on this development.

The payment of the said contribution shall be subject to the following:-

- i) Where the proposed works are, within a period of 7 years from the date of payment of the full contribution or final instalment payment thereof, not commenced the return of the contribution or the Instalments thereof, paid during that period.

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- ii) Where the proposed works are within a period of 7 years from the date of payment of the full contribution or final instalment payment thereof, carried out in part only, or in such a manner as to facilitate the proposed development to a lesser extent, the return of a Proportionate part of the contribution or the instalments thereof paid during that period.
- iii) Payment of interest at prevailing interest rate payable by the Urban Council on the contribution or any instalments thereof that have been paid, so as long as and in so far as it is or they are retained unexpended by the Council.

3. FOUL SEWER AND STORM SEWER:

- a. Prior to commencement of any works on site, the applicant/developer is required to liaise with Monaghan County Council Water Services Section in relation to the new proposed treatment plant. Agreement with the Local Authority must be reached prior to any commencement of works on site and written approval must be received concerning these details prior to work starting on site.
- b. Design calculations, structural drawings and proposals must be submitted to the Local authority for construction of an attenuation tank/system on the storm water discharge from this development prior to discharge to the open watercourse, capable of retaining the additional storm run off which will be generated from this proposed development. Design of storm run off to be attenuated shall be calculated on the basis of a 1 in 30 year storm return period. These details must be submitted to the Local Authority prior to any commencement of works on site and written approval must be received concerning these details prior to work starting on site.
- c. Proposals must be submitted of the proposed Hydro -Brake system clearly showing the flow rates submitted in the additional information (eg. 6 L/sec) will be suitable for the proposed development. The hydro-brake system must be calculated on the basis of a 1 in 30 year storm return period. These details must be submitted to the Local Authority prior to any commencement of works on site and written approval must be received concerning these details prior to work starting on site.
- d. Applicant/developer is required to take all necessary precautions to prevent any risk of flooding occurring to roadways, adjoining properties/lands, and downstream of the proposed development during all construction works/site works associated with this development/site.

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- e. Two approved petrol/oil interceptors to be installed on the storm sewer discharge pipelines, these must be located prior to discharge to open watercourse. These petrol/oil interceptors must be capable of handling the flows equivalent to, or greater than, the maximum storm run off possible from this proposed development. Structural drawings, technical details and specifications must be submitted to the Local Authority for approval, prior to commencement of any works on site.
- f. All discharge of surface water from roads, yards or roofs from the proposed development, to be collected into a separate storm water collection system and discharged to the proposed open watercourse at edge of site.
- g. The size of foul sewer connections to be 100mm diameter minimum and pipeline to be laid so as to have a minimum gradient of 1 in 30 at all points. Maximum gradient shall not exceed 1 in 150.
- h. All manholes to be constructed as per specification and details as set out in section 3 of D.O.E. publication "recommendations for site development works for housing areas" dated November 1998. Manholes shall be fitted with I.S./B.S. approved heavy-duty manhole covers in the case of roadways and footpaths and medium duty lockable covers in the case of gardens and open spaces. All manholes to be watertight and shall be scudded and plastered internally. If circular manholes are to be used applicant is to provide a minimum of 150mm depth of structural concrete surround to manhole rings all to Local Authority approval. The maximum depth of all proposed manholes shall be no more than 2.5m.
- i. New storm and foul sewers shall be laid in accordance with B.S. 8005 (guide to construction of new sewers) all to Local Authority approval. All sewers to be laid with a minimum of 150mm depth of pea gravel bedding and surround material. Well-compacted granular material conforming to clause 804 to be provided over pipeline bedding and surround material to finished ground level. Where depth of cover to crown of pipe is less than, 1.0m concrete surround to be provided all to Local Authority approval.
- j. All new foul and storm sewers to be satisfactorily tested in accordance with manufactures specification requirements and as detailed in relevant I.S/B.S.
- k. Domestic foul and water drainage from culinary and sanitary appliances only, to be connected to proposed foul sewer system.
- l. All sanitary facilities shall be completed in compliance with the 1997 building regulations technical guidance document part H.
- m. The size of foul sewer connections to be 100mm diameter minimum and pipeline to be laid so as to have a minimum gradient of 1 in 60 at all points. Maximum gradient shall not exceed 1 in 150. Individual connections shall be provided to each site and shall be made during the laying of the sewer using oblique 45 deg. branches (90 deg arc not to be used).
- n. All toilets, wash hand basins, etc. to be connected to the proposed foul sewer system.

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- o. Detailed accurate 'As Constructed drawings' in Auto-cad format to an approved scale of all main storm sewer and foul sewer pipelines and connections to be provided including longitudinal sections of main sewer lines showing clearly pipeline size, ground level, invert level, location of manholes, pipe gradients. These drawings to be completed within 3 months of substantial completion of the development and certified copies shall be retained for inspection by the Local Authority on request.
- p. The Applicant/Developer shall carry out a CCTV survey of all main storm sewers and foul sewers pipelines, associated with this development, on substantial completion of the proposed works and shall retain certified copies of reports on same for inspection by the Local Authority on request.
- q. The Local Authority at all times must be granted right of access to all foul pipelines, storm pipelines and manholes within the proposed development.

**WATER MAINS:**

- a. All requirements in relation to water supply, as detailed in previous planning application submitted, Reference Number: 01/172 for this proposed development to be completed, except as may be required to comply with the following conditions.
- b. A letter of agreement from Doolhamlet GWSS, agreeing to the watermain connection must be submitted to the Local Authority, prior to commencement of any works on site.
- c. Water connection to each proposed individual dwelling must be provided with a Talbot Matrix Meter Box system and all to manufactures specification. The Talbot Matrix Meter Box system, must be located in a public area easily accessible to Local Authority Official. Minimum cover to service line to be 600mm at all points.
- d. The watermain within the proposed development must looped and a Talbot Matrix Meter Box system be installed after the connection to the GWSS watermain and prior to the looping of the watermain within the proposed development. The meter will be located in a public area easily accessible to a Local Authority Official. Minimum cover to service line to be 600mm at all points.
- e. A road opening license to be submitted to the Local Authority for approval before any work proceeds on this project.
- f. Design, installation, testing and maintenance of services supplying water for domestic and commercial use within buildings and their curtilages to be carried out in strict compliance with BS 6700.
- g. All new watermains to be satisfactorily tested in accordance with manufactures specification requirements and as detailed in relevant I.S/B.S.

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- h. The applicant/developer shall liaise with the Fire Chief Officers, in relation to his requirements with regard to the provision of an adequate water supply, for fire cover purposes to this proposed development.
    - i. Detailed accurate 'As Constructed drawings' in Auto-cad format to an approved scale of all main watermains and connections to be provided including longitudinal sections of watermain pipelines showing clearly pipeline size, ground level, invert level, and pipe gradients. These drawings to be completed within 3 months of substantial completion of the development and certified copies shall be retained for inspection by the Local Authority on request.
    - j. The Local Authority & GWSS at all times must be granted right of access to all water pipelines, valves and meters within the proposed development.
4. No development shall take place on site until the applicant provides the following details, legal documents and agreements to the satisfaction of the Planning Authority.
  - a. Details of the owner and management entity of the all components of the waste water treatment collection and disposal system.
  - b. Details of proposed licensee for the wastewater treatment facility.
  - c. Details of proposed financial arrangements and contracts for operation and maintenance of the wastewater treatment facility. ( A Design, Build and Operate or similar contract may be considered).
5. The development shall be carried out in such a manner so as to minimise the discharge of silt/soils to receiving stream (Applicant shall liaise with the Northern Regional Fisheries Board, Station Road, Ballyshannon, Co. Donegal, prior to the commencement of any works on site)
6. Prior to the commencement of development a letter of consent from Doohamlet Group Water Scheme shall be submitted to the Planning Authority confirming that the scheme is in a position to supply water to the proposed development
7. Before any work is commenced on this development, a security by way of an approved Insurance Bond, letter of guarantee issued by a body approved by the Planning Authority for the purpose, in respect of the proposed development or a cash deposit in the sum of € 100,000.00 index linked, to be given to the Planning Authority by the developer to ensure satisfactory completion of all roads, footpaths, services and open spaces in the development in accordance with the lodged plans.

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8. Prior to the release of the Bond as required under (5) above, the developer shall agree details relating to the private management of the housing development specifically in relation to ongoing maintenance of the roads, services and open spaces prior to the taking in charge of the development by the local authority.
9.
  - a. Only those portions of existing hedgerows, including the roadside hedgerow, which must be removed or uprooted to facilitate the construction of roads and structures and to provide adequate sight distances to be removed (or as otherwise agreed in writing with the Planning Authority). All other trees and hedgerows within and bounding this site to be permanently retained in this development, to be reinforced with additional planting and to be protected from damage at all times, particularly during building operations.
  - b. Care to be taken to ensure that root systems of existing trees are not damaged during site development or construction work. No earth or hardcore to be heaped or mounded in the vicinity of tree trunks and hedgerows. No trenches, embankments or pipes to be sited within 5m of the trunk of the trees to be retained.
10.
  - a. Within one month of the grant of planning permission the applicant shall submit a comprehensive landscape plan for entire site area, to include:
    - i. Details of all screen and boundary walls/fences, screen and boundary planting, and planting along access roadway.
    - ii. Detailed proposals for all open space areas
    - iii. Species, variety, number and location of trees and shrubs to be retained.
    - iv. Species, variety, number and location of trees and shrubs to be planted.
  - b. Planting to be of species native to the area. All planting to be carried out in the first planting season following receipt of written approval of the landscape scheme from the Planning Authority and commencement of building operations, and permanently retained thereafter. Any plant which fails in the first planting season to be replaced.
11.
  - a. Within one month of the grant of permission the applicant shall submit details of a suitably located play area within the development together with play equipment / structures to the satisfaction of the Planning Authority.
  - b. The play area and equipment / structures shall be constructed in accordance with these details prior to the occupation of any dwelling within the development hereby permitted (or as shall be otherwise agreed in writing with the Planning Authority)



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12. The developer is to provide a suitable screened site for use by residents and/or local authority for a "Bring-Bank". Details of same to be submitted to Monaghan County Council prior to the commencement of the development.
13.
  - a. Adequate public lighting to be provided throughout the development. Details of location and design of proposed lighting standards to be submitted to and agreed with the Planning Authority prior to the commencement of any work on this development.
  - b. A duct of minimum 100 mm diameter to be provided along footpath in front of proposed dwelling houses to allow for future broad band connections
14.
  - a. All services, E.S.B., Eircom and Piped TV shall be placed underground.
  - b. A duct of minimum 100 mm diameter to be provided along footpath in front of proposed dwelling houses to allow for future broad band connections
15. Prior to the commencement of development, proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to the Planning Authority for agreement.
16. All roads, footpaths, public lighting and underground services in respect of phases(s) shall be completed prior to the occupation of the first dwelling house in phase(s). No dwelling house shall be occupied until such time as water and sewerage facilities are provided.
17.
  - a. Details of colour and texture of proposed external wall finish to be submitted to and agreed in writing by the Planning Authority prior to the commencement of any work on this development.
  - b. Roof tiles/slates and ridge tiles to be blue black in colour.
18. No site to be sold or otherwise disposed of until such time as roads, services, drainage, lighting and planting in the proposed development has been completed to the satisfaction of the Planning Authority.
19.
  - a. All existing rights of way to be retained and protected in the proposed development.
  - b. All public and private property to be adequately protected at all times during construction works.
20. Subject to the above the development to be carried out in strict conformity with the lodged plans and specifications.

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REASONS FOR THE IMPOSITION OF THE ABOVE CONDITIONS ARE:

1. To secure a satisfactory standard of development and prevent the creation of a traffic hazard
2. It is considered that the developer should contribute towards the expenditure incurred or to be incurred by the Council in respect of works, which will facilitate the proposed development.
3. In the interest of proper planning and sustainable development
4. To secure a satisfactory standard of development and prevent the creation of a health hazard
5. To secure a satisfactory standard of development and prevent the creation of a health hazard
6. To ensure a satisfactory standard of development
7. To ensure the proper planning and development of the area
8. To secure a satisfactory standard of development and to protect the amenity of the area
9. To protect the amenity of the area.
10. To protect the amenity of the area and secure a satisfactory standard of development
11. To ensure a satisfactory form of development
12. To secure a satisfactory standard of development and prevent the creation of a health hazard
13. To secure a satisfactory standard of development
14. To secure a satisfactory standard of development and to protect the visual amenities of the area
15. In the interest of orderly development and to assist residents and the postal authorities
16. In the interest of proper planning and orderly development and the area
17. To protect the amenity of the area.
18. To secure the proper planning and development of the area
19. In the interest of orderly development.