



**PLANNING & DEVELOPMENT ACT 2000 (as amended)**

**Reference Number in Register: 21/954**

**SCHEDULE**

Pursuant to the Planning & Development Act 2000 (as amended), permission is hereby granted, having regard to the design of the development, the pattern of development in the area and the objectives and standards of the Bray Municipal District Local Area Plan 2018, it is considered that, subject to compliance with the conditions set out in the schedule below, the proposed development would not seriously injure the residential amenities of adjoining properties and would therefore be in accordance with the proper planning and sustainable development of the area.

1. This permission refers to the development as described in the documents lodged, as revised by the documents submitted on 08/12/2021 and 23/03/2022, save as the conditions hereunder require.

REASON: For clarification.

2. **Before development commences**, the developer shall pay the sum of **€13,457 (Thirteen thousand four hundred and fifty seven euro)** to the Planning Authority as a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

The contribution sought is in accordance with Wicklow County Council's Development Contribution Scheme for the area in which the site is located and Section 48(1) of the Planning and Development Act 2000.

Where the contribution remains unpaid the monies payable shall be updated in accordance with the Wholesale Price Index as published by the Central Statistics Office on the 1st January of each year following the date of the Final Grant.

REASON: The public infrastructure and facilities included in the Development Contribution Scheme will facilitate the development and it is considered reasonable that the developer should contribute towards the cost thereof.

3. (a) **Prior to commencement of development**, the written agreement of Irish Water shall be obtained for the provision of water services necessary to serve the proposed development.

(b) The granting of this permission by Wicklow County Council is in its role as a Planning Authority. It does not commit Wicklow County Council to the provision of any water services to serve the proposed development. Details of connections and the specification of materials to be used for the water services are a matter for Irish Water.

REASON: In the interests of clarification and proper planning and sustainable development.

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4. Prior to occupation of the dwelling, the back-up surface water connection to the Combined drain on Wyndham Park shall be complete as proposed in the Drainage Layout drawing submitted on the 23/03/2022 to the satisfaction of the Municipal District Engineer, Bray.

REASON: In the interests of clarification and proper planning and sustainable development.

5. All surface water run-off from roofs, entrances, driveways, parking areas etc. shall be collected and disposed of within the site to soakpits, drains, or adjacent watercourses. In particular, no such surface water run-off shall be allowed to flow onto the public roadway or adjoining properties, nor to discharge to the public foul sewer.

REASON: In the interests of traffic safety and residential amenity.

6. The finished floor levels shall be in accordance with the finished floor levels indicated on the drawings submitted, unless otherwise agreed in writing by the Planning Authority, prior to commencement of development.

REASON: In the interests of visual amenity and integrating the development into the landscape.

7. The roof and external finishes shall match those shown on the drawings submitted, unless otherwise agreed in writing with the Planning Authority prior to the commencement of development.

REASON: In the interests of visual amenity.

8. Site development and building works shall be carried out only between the hours of 0800 to 1800 Monday to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.

REASON: In the interest of residential amenity, traffic/pedestrian safety and proper planning and sustainable development. *BR*