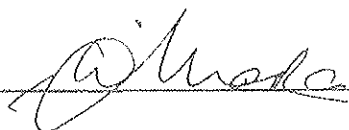


WEXFORD COUNTY COUNCIL PLANNING AUTHORITY
PLANNING AND DEVELOPMENT ACT 2000 (as amended)

NOTIFICATION OF GRANT OF PLANNING PERMISSION

Further to Notification of Decision on the application described in the Schedule to this Notice the application has now been determined as set out therein and is hereby GRANTED in accordance with the drawings and documents submitted.

Signed on behalf of Wexford County Council


Date 13 APR 2016

SCHEDULE

PARTICULARS OF PLANNING APPLICATION

PLANNING REG. NO.:	20160041
DATE OF APPLICATION:	22 January 2016
APPLICANT:	LAURENCE BREEN Newtownbarry Buncloody Co. Wexford
TYPE OF APPLICATION:	PERMISSION
PROPOSED DEVELOPMENT:	PERMISSION FOR A FULLY SERVICED DWELLING AND DOMESTIC GARAGE AND ASSOCIATED SITE WORKS
LOCATION:	NEWTOWNBARRY, NEWTOWNBARRY
DECISION:	GRANTED subject to CONDITIONS as listed hereinafter.
DATE OF DECISION:	11 March 2016

Planning Register No. 20160041

Having regard to provisions of the Wexford County Development Plan 2013-2019, the referral responses received and all other material considerations, it is considered that subject to compliance with the following conditions, the proposed development would not seriously injure the amenity of the area and would therefore be in accordance with the proper planning and sustainable development of the area.

CONDITIONS AND REASONS THEREFOR

1. The proposed development shall be carried out in accordance with the plans and particulars lodged with the planning application, except as otherwise required by the conditions of this permission.

REASON:

To ensure the proposed development accords with the permission and that effective control is maintained.

2. The dwelling shall be used as a permanent residence only.

REASON:

In the interests of appropriately controlling development in this rural area.

3. The Developer shall pay to Wexford County Council a contribution in respect of works, consisting of the provision or improvement of the public roads in the functional area of the Planning Authority. The contribution shall be payable at the time of commencement of development and the amount shall be one thousand, three hundred and eighty seven euro & 50 cent (€1,387.50) as stated in Appendix 1 of this document.

REASON:

In accordance with the Development Contribution Scheme as provided for under the Planning and Development Act 2000 (as amended).

4. The Developer shall pay to Wexford County Council a contribution in respect of works, consisting of the provision or improvement of community facilities in the functional area of the Planning Authority. The contribution shall be payable at the time of commencement of development and the amount shall be seven hundred and ninety three euro (€793.00) as stated in Appendix 1 of this document.

REASON:

In accordance with the Development Contribution Scheme as provided for under the Planning and Development Act 2000 (as amended).

5. No surface water from roofs, paved areas or otherwise shall discharge onto the public road.

REASON:

In the interests of traffic safety.

6. The proposed landscaping scheme shall be carried out within 12 months from that date when any building hereby permitted is occupied or carried out as the case may be; any trees or shrubs planted in accordance with this condition which are removed, die, become severely damaged or diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON:

As provided in Section 34(4)(e) of the Planning and Development Act 2000 (as amended) and in the interests of visual amenity.

7. The proposed garage shall not be used for human habitation or for the keeping of pigs, poultry or pigeons, ponies or horses or for any other purpose other than a purpose incidental to the enjoyment of the house. The finishing to and the external appearance of the proposed garage shall match the dwelling house.

REASON:

In the interests of residential amenity and the proper planning and sustainable development of the area.

END OF SCHEDULE

APPENDIX 1 : DEVELOPMENT CONTRIBUTIONS PAYABLE

Planning No.: 20160041
Applicant Name: LAURENCE BREEN
Location: NEWTOWNBARRY, NEWTOWNBARRY
Proposal: PERMISSION FOR A FULLY SERVICED DWELLING AND DOMESTIC GARAGE AND ASSOCIATED SITE WORKS
Decision Date: 11 March 2016

The following are the Development Contributions due in respect of the above Planning Permission:

Infrastructure Type	Calculation Type	Amount Payable
Roads	Detached Garage per m2 (First 25 sq.m. exempt) - Roads	€29.75
Roads	Residential per m2 - Roads	€1,358.00
Community	Detached Garage per m2 (First 25 sq.m. exempt) - Amenity & Community	€17.00
Community	Residential per m2 - Amenity & Community	€776.00

Total Payable	€ 2,180.75
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Please note that the planning contributions are due at time of commencement. Failure to pay these will result in legal action for the collection of same, interest due and any other legal cost incurred.

PLANNING CONTRIBUTIONS

METHODS OF PAYMENT

- **By Post** – to the Planning Contributions Section, Wexford County Council, County Hall, Carricklawn, Wexford (*please do not send cash in the post*)
- **In person** (by cash, cheque, credit/debit card, postal/money order) at one of the Local Authority Cash Offices throughout the County as follows:-
 - Wexford County Council, County Hall, Carricklawn, Wexford
 - Borough District of Wexford Office, Spawell Road, Wexford
 - Enniscorthy Municipal District Office, Market Square, Enniscorthy
 - New Ross Municipal District Office, The Tholsel, New Ross
 - Gorey Municipal District Office, Civic Square, Gorey
- **By Phone** – please contact the telephone numbers below and quoting your account and/or planning register no. and credit/debit card details.

Please be advised that you are not in compliance with your Planning Permission until your planning contributions as conditioned are paid in full.

Planning Contributions Office
Wexford County Council
Carricklawn
Wexford

Tel: 053-919 6492 Fax: 053-9196095
053-919 6518
053-919 6409

Email: planenf@wexfordcoco.ie

AN 1

Section 34 (13) of the Planning & Development Act 2000 (as amended) reads

"A person shall not be entitled solely by reason of a Permission or Approval under this Section to carry out any development."

This is referred to in the context of the need to avoid infringing in any way the rights of adjoining property owners.

AN 2

The applicant/ developer is advised to consult the Building Regulations 1997 – 2013 in particular **Part M - Access for People with Disabilities**. The Building Control Section of Wexford County Council can be contacted for any advice in connection with the Building Regulations.

AN05

Consultation with the Water Services Section is required prior to connecting to the public water main and/or public sewer.

ADVICE NOTE BUILDING CONTROL

A person who intends to carry out any works, or to make a material change of use as regards a building to which Part II of the Building Control Regulations applies, shall give to the Building Control Authority notice in writing of such intention. Notice shall be not less than 14 days and not more than 28 days before the commencement of the works or the making of the material change of use.

A person in breach of the Building Control Regulations is guilty of an offence.

Summary proceedings may be taken for failure to comply with the Building Control Regulations.

Please note: The Building Control (Amendment) Regulations 2014, which will apply to works and changes of use where the commencement notice is received by the Building Control Authority on or after 1st March 2014, introduce significant changes to the Commencement Notice process.

It is strongly advised that you consult your technical advisor (Chartered Engineer, Registered Architect or Chartered Building Surveyor) to ensure that you comply with these Regulations.

Further information may be obtained from:

- Department of the Environment website - <http://www.localgov.ie/en/link-type/bcms>
- Building Control Section of Wexford Co Co's website - <http://www.wexford.ie/wex/Departments/BuildingControl/>

NOTE; All works should be carried out using "proper materials...which are fit for the use for which they are intended and for the conditions in which they are to be used" to ensure compliance with the Building Regulations. For further information on the Building Regulations see <http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/>

