



Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

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269m²

PLANNING & DEVELOPMENT ACTS 2000 - 2010

NOTIFICATION OF FINAL GRANT

Ronan O'Caoimh
Eoin J Carroll
First Floor
One Southern Cross
IDA Business Park
Bray, Co. Wicklow

Planning Register Number: 10/2844

Valid Application Receipt Date: 15/09/2010

In pursuance of the powers conferred upon them by the above-mentioned Acts, Wicklow County Council have by Order dated 03/11/2010 **GRANTED PERMISSION** to the above named, for the development of land, namely:-

restaurant on a site of 0.15 acres (0.063 ha) including the partial removal of the rear of the existing dwelling and the construction of a new two storey rear extension; including the change of use of the existing building to provide for a new restaurant (269 sqm), a new proposed vehicular entrance, for all signage, internal footpaths, roads, 7 no surface car parking spaces, bicycle parking, bin storage, entrance canopy boundary walls and fences, hard and soft landscaping and for all site services above and below ground at Merville Church Road Greystones,

Subject to the 19 conditions set out in the Schedule attached.

Signed on behalf of WICKLOW COUNTY COUNCIL.

C. Cantelberry
**ADMINISTRATIVE OFFICER
PLANNING & DEVELOPMENT**

Date: 6/12/2010

(It should be noted that where OUTLINE permission only is granted same is subject to the subsequent approval of the Planning Authority and until such approval has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED.**)

All correspondence should be addressed to the Director of Services, Planning and Economic Development.
Seoltar gach comhfhreagras chuig Stiúrthóir Seirbhísi, Forbairt Pleanála agus Eacnamaíoch.

PLANNING & DEVELOPMENT ACT 2000 - 2010

Reference Number in Register: 10/2844

SCHEDULE

Pursuant to the Planning & Development Act 2000 - 2010, permission is hereby granted, having regard to the nature of the development, the planning history of the site, the location of the site on lands zoned for town centre uses as set out in the Greystones/Delgany LAP 2006-2012, it is considered that, subject to compliance with the conditions set out in the schedule below, the proposed development would not injure visual amenities of the area or the residential amenities of adjoining properties, would be acceptable in terms of traffic safety and convenience, would not be prejudicial in terms of public health, and would therefore be in accordance with the proper planning and development of the area.

General

1. This permission refers to the development as described in the documents lodged, save as the conditions hereunder require.

REASON: For clarification.

2. **Before development commences**, the developer shall pay the sum of **€18,830 (eighteen thousand, eight hundred and thirty 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 and Section 48(1) of the Planning and Development Act 2000.

Where the contribution remains unpaid the monies payable shall be increased in accordance with increases in the Consumer 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. **Prior to the commencement of any development**, the applicant shall lodge security with the Council for the satisfactory compliance with the conditions of this permission. This security is required by the Council for application at its absolute discretion if such conditions are not duly complied with to its satisfaction. In order to secure the return of this security, the applicant shall, on the completion of the

development, submit a report from a suitably qualified professional (with professional indemnity insurance), certifying and showing through the submission of necessary documentation and photographs if appropriate, that all conditions have been fully complied with. The security shall be given by a lodgement with the Council of the sum of **€3,000 (three thousand euro)**.

REASON: To ensure satisfactory compliance with the conditions of this permission.

Finishes etc

4. a) External walls and windows and doors shall be finished in accordance with the details as set out in drawing no. P-S-005. Prior to the commencement of development, the developer shall submit, for the written agreement of the Planning Authority a sample brochure of the proposed red brick panels.
- b) The roof shall be finished in a blue/black natural slate
- c) Downpipes, guttering and venting pipes shall be cast aluminium, in a dark colour.

REASON: In the interests of visual amenity

5. No overhang of, or trespass on, adjoining properties by eaves, gutters, foundations etc shall take place on foot of this permission save with the written consent of the respective owners of these properties.

REASON: In the interests of proper planning and development

6. At least one standard size refuse bin shall be located outside the entrance to the premises. The bin shall be located in position during the hours of business and removed each day at the end of business.

REASON: To prevent littering.

7. No display of goods or materials or advertising boards shall take place on the public footpath or roadway.

REASON: In the interests of visual amenity and to prevent obstruction of the pedestrians or vehicles.

8. A storage area, which is visually screened from public areas, shall be erected and of sufficient size to store recyclable waste materials generated from this development to the requirements of the Waste Management Act (Packaging Regulations)

REASON: In the interests of waste management and visual amenity

9. No roller shutters, canopies, projecting signs or other additions shall be made to the shopfront without a prior grant of permission from the Planning Authority.

REASON: To control advertising on these premises in the interests of visual amenity.

10. Details of advertising signs shall be submitted to the Planning Authority for its agreement within one month of the date of this permission. No signs of any kind shall be erected unless first agreed to in writing by the Planning Authority.

REASON: In the interests of visual amenity and to allow the Planning Authority to assess the design of all proposed signs.

Sanitary Services

11. The proposed water supply, foul sewers and surface sewers shall be constructed in accordance with the specifications of Sections 3 and 4 of "Recommendations for Site Development Works for Housing Areas" (Department of the Environment and Local Government 1998) with the following amendments:-

(a) The granting of this permission by Wicklow County Council is in its role as a Planning Authority. It does not commit Wicklow County Council in its role as a Water Services Authority beyond stating that services will be provided in the future. Details of connections and specification of materials to be used are a matter for the Water Services Authority.

REASON: For clarification.

12. Proposals for rainwater harvesting shall be incorporated into the design of the drainage system. Prior to the commencement of development the developer shall submit for the written agreement of the Water Services Authority, details of proposals for rainwater harvesting.

REASON: In the interests of proper planning and development.

Roads

13. The proposed pedestrian and vehicular entrance shall be constructed in accordance with the details as indicated on the site layout plan (drawing no.P-ENG-002) received on 15th September 2010.

REASON: In the interests of traffic safety

14. The proposed parking area shall be reserved solely for the parking of the vehicles proposed and shall not be used for the storage of materials

or goods associated with the development, nor for the parking of goods or other heavy vehicles.

REASON: In the interests of traffic safety and amenity.

15. A minimum of 7 car parking spaces shall be provided within the site of the proposed development. Each space shall be satisfactorily surfaced and lined with white durable material.

REASON: In the interests of proper planning and development and traffic safety.

16. The car park shall be reserved for staff parking for employees of the restaurant only.

REASON: To prevent unsustainable on-street all day parking to aid the commercial viability of the town.

17. **Prior to the commencement of development** the developer shall submit, for the written agreement of the Planning Authority and Dublin Bus, details of the relocation of the bus stop, which is currently at the proposed entrance to the application site. ~~Kassel Kerbs~~ shall be inserted at the revised location at the bus stop in accordance with the requirements of Dublin Bus.

REASON: In the interests of proper planning and development.

Other

18. Any external lighting of the proposed development shall be cowled and directed away from the public road and adjacent residential properties.

REASON: In the interests of traffic safety.

19. The developer shall provide and lay underground all telephone, electricity and piped television cables at the time of construction to the satisfaction of Eircom, E.S.B. and the cable television undertaker and shall provide ducts from the footpaths to the building line of each dwelling.

REASON: In the interests of proper planning and development and amenity.