



Comhairle Contae Chill Mhantáin Wicklow County Council

Forbairt Pleanála agus Comhshaoil
Planning Development and Environment

Áras An Chontae / County Buildings
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PLANNING & DEVELOPMENT ACTS 2000 (as amended)

NOTIFICATION OF DECISION TO GRANT

Seamus Martin
C/O Buck Planning Services
Ballinatonroe
Greenane
Rathdrum
Co. Wicklow

Planning Register Number: 20/593

Valid Application Received: 23/06/2020

Further Information Received Date: 15/12/2020

In pursuance of the powers conferred upon them by the above-mentioned Act, Wicklow County Council has by Order dated 13/11/2021 decided to **GRANT PERMISSION** for development of land, namely:-

demolition of existing single storey dwelling of 44.28sqm GFA at No. 1 Bow Lane and construction of a 3-storey building comprising of 3 no. 1 bedroom apartments each of circa 48.25sqm GFA. and modifications to St. Helena Cottage comprising of demolition of existing entrance porch, change of use from residential to retail (Ground Floor only), provision of a new entrance and internal stairway to access new 2 bedroom first floor apartment 86.5sqm GFA, construction of a glazed lean-to entrance area to NW face of buildings; provision of ground floor extension with balcony over to side of existing rear extension, provision of accessible entrance door in lieu of rear ground floor window, provision of rooflight to rear roof and other fenestration, provision of new first floor rooms to front of building with provision of 2 no. dormer windows to front roof, various substantial internal alterations throughout and all associated site works including a new vehicular entrance and new pedestrian entrance off Bow Lane and provision of cycle/storage building to rear and removal/relocation of portions of front boundary wall to provide forecourt area (The site is located in an Architectural Conservation Area) at St. Helena Cottage & No. 1 Bow Lane Church Road Greystones

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

Signed on behalf of Wicklow County Council.


SENIOR EXECUTIVE OFFICER
PLANNING, DEVELOPMENT AND ENVIRONMENT

Date: 13/11/2021

Tá an doiciméad seo ar fáil i bhformáid eile ar iarratas.

This document is available in alternative formats on request.

Ba chóir gach comhfhreagras a sheoladh chuig an Stúthóir Seirbhíse, Forbairt Pleanála agus Comhshaoil.
All correspondence should be addressed to the Director of Services, Planning Development & Environment.



PLANNING & DEVELOPMENT ACT 2000 (as amended)

Reference Number in Register: 20/593

SCHEDULE

Pursuant to the Planning & Development Act 2000 (as amended), permission is hereby granted, having regard to the provisions of the Greystones - Delgany and Kilcoole Local Area Plan 2013-2019 and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the Architectural Conservation Area, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development 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 plans and particulars submitted on the 15/12/2020 save as the conditions hereunder require.

REASON: For clarification.

2. Before development commences, the developer shall pay the sum of **€19,500 (nineteen thousand, five hundred 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 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 development.



4.

A single management company shall be established with the entire responsibility for the maintenance and repair of all infrastructural services and facilities necessary for the development including footpaths, public lighting, maintenance and repair of common and open space areas and the management of vehicular access. Details of such a legal body, which shall be incorporated before any development commences shall be agreed in writing with the Planning Authority.

REASON: In the interest of proper planning and development, public health, safety and amenity.

5.

The development shall be constructed with the following amendments:

- (a) The Pedestrian access onto Bow Lane shall have a minimum clear open width of 1.2m.
- (b) All first and second floor windows on the east elevation of the proposed three storey apartment building shall be fitted with obscure glazing unless otherwise agreed in writing with the Planning Authority.
- (c) The balconies serving apartments 2 and 3 within the proposed three storey apartment building shall be bounded by a solid obscure screen to a minimum height of 1.8m.

Prior to the commencement of development the applicant shall submit to and for the written agreement of the Planning Authority, revised plans and elevations to demonstrate compliance with the requirements of this condition.

REASON: In the interests of improving pedestrian mobility; in the interest of residential amenity and privacy and proper planning and development.

6.

Prior to commencement of development, a Construction Management Plan shall be submitted to and agreed in writing with the Planning Authority. This plan shall provide details of intended construction practice for the development including traffic management, hours of working, noise management measures and off site disposal of construction / demolition waste.

REASON: In the interest of amenities and public safety.

7.

Prior to commencement of development, full details of the design, materials and location of the paving and drainage measures to the front of the property shall be submitted for the written agreement of the Planning Authority. The details shall comply with the requirements of the Greystones Municipal District Engineer. The proposed development shall accord with this agreement

REASON: In the interests of improving pedestrian mobility, in the interests of visual amenity and in order to ensure adequate provision of surface water disposal.



8. Prior to commencement of development details of materials, colours and textures of all the external finishes to the buildings shall be submitted to and agreed in writing with the Planning Authority.

REASON: In the interest of orderly development and to protect and enhance the character of the Architectural Conservation Area.

9. No awnings, canopies, advertising signs or devices, other than painted lettering on a timber fascia, shall be erected without the prior agreement of the Planning Authority.

REASON: To control advertising and in the interests of visual amenity.

10. 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.

11. Any shutters shall be internal and shall only be of the perforated type, coloured to match the shopfront colour.

REASON: In the interests of visual amenity.

12. No adhesive material, stickers, posters or other such material shall be affixed to the windows or the shopfront of St. Helena Cottage.

REASON: In the interests of visual amenity.

**Please note that the Chief Fire Officer, Wicklow County Council, has advised that the development requires a Fire Safety Certificate and Disability Access Certificate.*

