



An
Coimisiún
Pleanála

Direction
CD-021944-26
ACP-323459-25

The submissions on this file and the Inspector's report were considered at a meeting held on 19/02/2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:


Declan Moore

Date: 24/02/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the town centre zoning objective contained in the Greystones-Delgany and Kilcoole Local Planning Framework 2026, adopted by Variation no. 4 into the Wicklow County Development Plan 2022-2028 in February 2026, which seeks to promote Greystones town centre in the first instance as the priority location within the settlement of Greystones for new residential, retail / retail services and employment through the development of vacant or underutilised sites and via the reconfiguration / redevelopment of existing low density development, while at all times respecting the character and heritage of the town centre and particularly designated ACAs, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously detract from the integrity of the existing structure or character of the area, would not seriously injure the visual

amenities of the area, or property in the vicinity, would not be prejudicial to public health and would generally be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the policies and objectives of the Wicklow County Development Plan 2022-2028 and with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 3rd day of July 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) Noise resulting from operations affecting nearby noise sensitive locations shall not exceed the background level by 10 dB(A) or more or exceed EPAs NG4 (Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities) limits whichever is lesser (as measured from the facade of the nearest noise sensitive locations).
 - i. Daytime (0700-1900) 55 dB LAr, T (rated noise level, equal to LAeq during a specified time interval *EPA NG4)
 - ii. Evening (1900- 2300)- 50 dB LAr, T
 - iii. Night-time (2300- 0700)- 45 dB LAr, T.

Clearly audible and impulsive tones at noise sensitive locations during the evening and night shall be avoided irrespective of the noise level.

(b) There shall be no outbreak of amplified music from any activities, at these premises.

Reason: To protect the residential amenities of property in the vicinity of the site

3. Details of materials, colours and textures of all the external finishes, and the location of bins, plantings and ground treatment (e.g. paving) of the front garden, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Signs shall be restricted to signage as indicated on RFI drawing number O-151-FI-302 submitted to the planning authority on the 3rd day, of July 2025. The 'Menlo' lettering within the fanlight over the front door shall be retained.

Reason: To protect the visual amenities of the area.

5. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission, other than the signage agreed under condition number 5 above.

Reason: To protect the visual amenities of the area.

6. The proposed plant room identified on BBA drawing numbers; 0-151-ACP-202 Ground and first floor service layout, and ACP-302 Proposed elevations, submitted with the appeal dated the 21st day of August, 2025 shall be implemented.

Reason: In the interest of residential and visual amenities.

7. No fans, louvres, ducts or other external plant shall be installed without the prior written agreement of the planning authority.

Reason: In the interest of public health.

8. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: in the interest of public health.

9. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of integrated construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.

10. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays 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 order to safeguard the residential amenities of property in the vicinity.

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: it is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Note

The Commission assessed the proposed development based on the use specified in the site notice, noting that other regulations should be relied upon to manage licenced premises. In the absence of a heritage assessment, the Commission decided not to attach conditions that would impact the existing character of the street frontage within the Architectural Conservation Area.