



Comhairle Contae Chill Mhantáin Wicklow County Council

Forbairt Pleanála agus Comhshaol Planning Development and Environment

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PLANNING & DEVELOPMENT ACTS 2000 (as amended)

NOTIFICATION OF DECISION TO GRANT

Packaging Laundry Ltd
C/O Fia O Caoimh
Barchuilla Lodge
Kilmacanogue
Co Wicklow
A98H583

Planning Register Number: 23/60239
Valid Application Received: 30/08/2023
Further Information Received Date: 30/01/2024

In pursuance of the powers conferred upon them by the above-mentioned Act, Wicklow County Council has by Order dated 22 / 02 / 2024 decided to **GRANT PERMISSION** for development of land, namely:-

removal of existing single-storey joinery workshop building and adjacent yard, and construction in its place of new nine meter high single-storey storage/processing building, on site at former home of Wicklow Timber and Joinery Ltd, Wurtzburg Avenue, Boghall Road, Bray, Co Wicklow (Eircode A98WD37). This site is immediately adjacent and adjoining the existing home of the applicant company, Packaging Laundry Ltd, at Unit C, Oldcourt Business Park, Wurtzburg Avenue, Boghall Road, Bray, Co Wicklow, (Eircode A98P6N3), and the application includes retention of an external cylindrical water storage tank, and minor items of external plant. It also includes for retention of an existing lean-to building which houses a chipping machine, and retention of an existing wall-mounted wash-area canopy. Other minor associated works will include the provision of markings for car parking, markings for a turning circle, and markings for loading areas, and gates to the external storage areas. Signage, too, is included as illustrated. While the proposed building is intended for storage and display purposes only, it should be noted that Packaging Laundry Ltd do hold a Waste Licence (EPA Waste Licence under the Waste Management Act 1996, as amended) on the existing Packaging Laundry site immediately adjacent. Finally, it should be noted that the existing Wicklow Joinery road-entrance from Wurtzburg Avenue will be closed-over, and the proposed building will be accessed via the existing Packaging Laundry apron within Oldcourt Business Park at Packaging Laundry Ltd, Unit C, Oldcourt Business Park, Wurtzburg Avenue, Boghall Road, Bray, Co Wicklow (Eircode A98P6N3), and the former home of, Wicklow Timber and Joinery Ltd, Wurtzburg Avenue, Boghall Road, Bray, Co Wicklow (Eircode A98WD37), A98WD37

Subject to the 11 conditions set out in the attached schedule.

An appeal against this decision may be made to An Bord Pleanála within the prescribed period - see footnote.

*Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas.
This document is available in alternative formats on request.*

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



Signed on behalf of Wicklow County Council.

Handwritten signature of Carol Murphy in black ink, written over a horizontal line.

Date: 22/02/2024

**SENIOR EXECUTIVE OFFICER
PLANNING, DEVELOPMENT AND ENVIRONMENT**

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Reference Number in Register: 23/60239

SCHEDULE

Having regard to the location and design of the proposed development and the objectives of the current Wicklow County Development Plan and the Bray Local Area Plan in relation to this area, it is considered that, subject to compliance with the conditions set out in the schedule below, the proposed development would not seriously injure the visual amenities of the area, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and would therefore be in accordance with the proper planning and development of the area.

1 This permission refers to the development as described in the documents lodged, as revised by the further information submitted on 30/01/2024, save as the conditions hereunder require.

REASON: For clarification.

2 **Before development commences, the developer shall pay the sum of €16,714 (sixteen thousand, seven hundred and fourteen 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) Existing shrub and tree vegetation on the site shall be retained, except those strictly required to be removed to carry out the development. The landscaping and tree planting shall be carried out in accordance with the Landscape Plan, Drg. No. 087623_LP_01 submitted on 30/01/24, before or during the first planting season or part thereof occurring after the commencement of development. Any plants, which become seriously damaged, shall be replaced by others of similar size and species.

(b) The proposed 800mm contemporary bar railing located on top of 400mm high precast planter upstand wall along the eastern elevation shall be powder coated solid bar railing finished grey or black in colour.

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

4 **Equivalent sound levels attributable to all on-site operations associated with the development shall not exceed 55 dB(A) (Leq) over a continuous one hour period between 0800 hours and 1800 hours on Monday to Friday inclusive, and 0800 hours and 1300 hours on Saturday, when measured at any noise sensitive receptor . Sound levels shall not exceed 45 dB(A) over a continuous one hour period at any other time.**

REASON: In the interest of residential amenity.

5 All surface water run-off from roofs 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 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.

7. (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 new storage/processing unit.

(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.

8. The car parking area shall be laid out, open and available for use at all times that the development is in operation. The car park shall be reserved solely for the parking of vehicles and shall not be used for the storage of materials or goods associated with the development nor for the parking of goods or heavy goods vehicles.

REASON: In the interest of traffic safety and orderly development.

9. Goods including raw materials, manufacturing goods, packaging, crates, waste materials and skips etc. shall be stored or displayed only within the enclosed building or the proposed yard. If external space is used, it shall be within a suitably designed compound so that the materials are not visible from the public road or adjoining lands. The location of any such compound **shall be agreed in writing with the Planning Authority prior to its construction.**

REASON: In the interests of visual amenity.

10. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

REASON: In the interests of visual and residential amenity.

11. (a) No advertising signs or structures, other than those shown or indicated on the submitted drawings shall be erected on the buildings or within the site as a whole, **without prior approval from the Planning Authority.**

(b) No backlighting of signs shall take place save for the company logo.

REASON: In the interests of visual amenity.



Footnote:

An appeal against a decision of a Planning Authority under the Planning and Development Act 2000 (as amended) may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902. (Tel. (01) 8588100) during office hours.

1. You have four weeks beginning on the date the planning authority makes its decision. This is a strict time limit.
2. You must put your appeal in writing (either typed or handwritten).
3. You must clearly state your own name and address. If someone is acting for you, like a planning agent they must clearly state their own name and address as well as your name and address.
4. You must give enough details to allow An Bord Pleanála to identify the application you wish to appeal.
5. You must provide your planning grounds of appeal (reasons and arguments) for your appeal and any items you wish to support your grounds of appeal.
6. If you are a third party, you must include the written acknowledgement given to you by the planning authority to confirm it received your submission at planning application stage.
7. You must pay the correct fee <https://www.pleanala.ie/en-ie/fees>

For more information on how to make an appeal see www.pleanala.ie