

**Councillor Derek Mitchell (FG)**, Member Wicklow County Council,  
C/o Kiltoorish, Manor Avenue, Greystones, Co. Wicklow.  
Phone/Fax 01-2874115(H), 087-2574969, 15<sup>th</sup> November 2017. [mitchelld@eircom.net](mailto:mitchelld@eircom.net).  
[www.derekmitchell.ie](http://www.derekmitchell.ie)

Planning Section,  
Wicklow County Council.

Dear Sirs/Madam                      17/1323 La Touche Hotel Greystones

I am objecting to the proposal to demolish the La Touche without adequate security that it will be rebuilt as a faithful replication of the facades. Numerous owners over the past decades have said that they will carry out work to protect the building but it has been left to disintegrate in spite of the Council intervening using the Derelict Sites Act. Engineers have said that parts are liable to collapse without warning. In addition the developer started some months work on the site before providing a Conservation Report as required by the planning permission. Only vigilant work by Council officials has secured a Conservation Report. This gives little confidence that the complex task of replicating it will be properly done.

I would not be unhappy with an exact replication of the facades of the old building. I can see this would produce a better building conforming to modern insulation, fire and structural standards. However I would not trust anybody to replicate this unless the strongest of guarantees was given. I am afraid that once demolished the developer might say it was not worth replicating and would leave it. Something like a cash deposit of the reconstruction costs (say €3m) with the Council and an agreement for the Council to do it if they have not completed the replication within 4 years of commencing on site might give confidence.

The planning documents have not stated that the bricks will be reused nor how matching ones will be obtained. Nor how extra matching slates will be obtained. In general the conservation details lacked some details of the replication on this tall and prominent building.

The building had extensive stained leaded glass which was typical of the era. This should be reinstated in an appropriate manner. The conservation report ignores this.

An appropriately qualified person needs to be appointed to manage the replication. Their appropriate experience needs to be detailed and to be acceptable. The planning application only lists anonymously sounding companies.

A means of ensuring washing is not hung out is needed. Some control of the balconies is needed to preserve the ambiance of the building such as limiting bicycle storage and other furniture. There should be secure bicycle and other storage at ground level. Also limiting filling them in later.

The use of part of the site as a restaurant, a public use, is of benefit.

I enclose a cheque for €20.

Faithfully  
Derek Mitchell