



Board Direction

Ref: PL16.246988

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 2nd, 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons, considerations and conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Mayo County Development Plan in which the lands are zoned town centre and located within the 'core shopping area', to the minor nature and scale of the proposed development in a premises formerly used for retail purposes 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 assist in the use and revitalisation of a vacant commercial unit in the town centre, would not seriously injure the amenities of the area, would not be prejudicial to public health 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.

Conditions

1. Standard plan particulars with reference to plans and particulars lodged with the application, as amended by Further Information received by the Planning Authority on the 27th day of August 2015 and 08th day of June 2016 and Clarification of Further Information received by the Planning Authority on 19th day of February 2016.

REASON: In the interest of clarity.

2. The use of the two units shall be for the purposes of shop as defined under Article 5 of the Planning and Development Regulations 2001, as amended. No permission is granted for the use of either retail unit

as a restaurant or for the sale of hot food for consumption off the premises or for any other use without a prior grant of planning permission.

REASON: In the interests of clarity and the amenities of the area.

3. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

4. The proposed new roof shall be finished in natural slate.

REASON: In the interests of the visual amenity of the town centre.

5. Full details of the proposed external signage, lighting and shopfront shall be submitted to and agreed, in writing, with the planning authority prior to the commencement of any works on site.

REASON: In the interests of the visual amenity of the town centre.

6. A plan containing details for the management of waste within the development, including the provision of facilities for its storage, separation and collection shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

REASON: To provide for the appropriate management of waste, in the interest of protecting the environment.

7. 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 intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

REASON: In the interests of public safety and residential amenity.

8. Retail Ad 3 commencing with 'Other than that agreed with the PA under condition No.5 of this permission...'

REASON: In the interest of visual amenity.

9. S.48 General Contribution Unspecified.

Board Member: _____ Date: November 4th, 2016
Nicholas Mulcahy

*Please advise the applicant regarding the provisions of S.34(13) of the
Planning and Development Act when issuing the order.*