



## Board Direction

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**Ref: PL21.247450**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10<sup>th</sup> March 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

### REASONS AND CONSIDERATIONS

The Board carried out a screening exercise in relation to potential impacts on nearby European sites and having regard to the nature and scale of the proposed development, the nature of the receiving environment, the distance from European sites, the submissions on file and the report of the Inspector, the Board concluded that, on the basis of the information available, the proposed development would not be likely to have a significant effect on any European site, either individually or in combinations with other plans and projects.

Having regard to existing and permitted development within the vicinity of the site, to the zoning and specific objectives for the location according to the Sligo County Development Plan, 2011-2017, (incorporating the Strandhill Mini-Plan in Variation No 1 Made in October, 2013) 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 be consistent with the development objectives for the site location, would satisfactorily integrate with existing and permitted development overlooking the strand, would not be seriously injurious to visual, recreational and residential amenities of the area, would be acceptable in terms of traffic safety and convenience and would not be prejudicial to public health. The proposed development would therefore be in accordance 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 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 The three proposed first floor windows on the northern elevation serving the kitchen, WC and landing shall consist of permanently obscured glazing.

**Reason:** To protect amenities of existing and permitted development.

- 3 Details including a sample board for the materials, colours and textures of all the external finishes 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 A plan containing details for the management of waste including recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste 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 and, in particular recyclable materials, in the interest of protecting the environment.

- 5 The demolition, site clearance and construction of the development shall be managed in accordance with a Construction Management Plan, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of construction traffic management arrangements, management of surface water run-off, intended construction practice for the development, noise management measures, fencing along site boundaries and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and the amenities of the area.

- 6 Prior to the commencement of the development the applicant shall submit and agree in writing with the planning authority an operational management plan for the development which shall include details of hours of operation at the building for the community centre, the retail unit, external surfer's walk and external space and the nature of use of

the multi-purpose room external lighting and security arrangements and staffing arrangements and facilities.

**Reason:** In the interest of clarity, orderly development and the amenities of the area.

- 7 Details of the proposed boundary treatment and materials and finishes for the “surfer’s path” along the northern side of the building and for hard and soft landscaping for all external space within the perimeter of the site shall be submitted to and agreed with the planning authority prior to the commencement of the development.

**Reason:** In the interest of the amenities of the area and clarity.

- 8 Details of all external signage shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. Signage, advertising or other fixtures and fittings other than those which constitute exempt development shall not be erected on the north facing gable wall or above the ground floor level on the front elevation without a prior grant of planning permission.

**Reason** In the interest the visual amenities of the area, orderly development and clarity.

- 9 No external security shutters shall be erected at the premises unless authorised by a further grant of planning permission. Details of all internal shutters shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the visual amenities of the area and orderly development.

- 10 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 clarity, orderly development and public health.

11. Hours of construction shall be confined to the hours of 0800 and 1900 Mondays to Fridays excluding bank holidays and 0800 hrs and 1400 hrs on Saturdays only. 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 the amenities of the area and clarity.

Note: The submission received by An Bord Pleanála on 22<sup>nd</sup> November 2016 did not contain any new information and there was consequently no need to circulate it.

Board Member: \_\_\_\_\_ Date: 10<sup>th</sup> March 2017  
G.J. Dennison