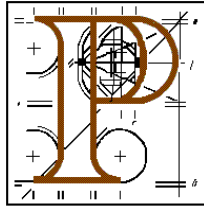


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Leitrim County

Planning Register Reference Number: 15/170

An Bord Pleanála Reference Number: PL 12.246945

APPEAL by Men's Shed Carrick-on-Shannon care of John Connon of Attifinlay, Carrick-on-Shannon, County Leitrim against the decision made on the 27th day of June, 2016 by Leitrim County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Change of use of part of ground floor of existing building from residential to Men's Shed and carry out all associated site development works, all at Attifinlay Townland, Carrick-on-Shannon, County Leitrim, as revised by the further public notice received by the planning authority on the 2nd day of June, 2016.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature and limited scale of the change of use proposed, the site location within the designated development boundary of Carrick-on-Shannon, the urban speed limit applicable at this location, the existing use on the site that includes a vehicular entrance off the N4 National Primary Road, and also having regard to the land use zoning objective for the area and the pattern of development in the vicinity, it is considered that, subject to compliance with conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience, would not seriously injure the amenities of the area or of property in the vicinity, 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 as amended by the further plans and particulars submitted on the 19th day of May, 2016 and the 2nd day of June, 2016, 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. (i) The vehicular entrance shall be upgraded to the satisfaction of the planning authority. Prior to the commencement of development, the applicant shall submit to, and agree in writing with, the planning authority detailed design proposals for the upgrade of the vehicular entrance to the site. The upgrade works shall contain, inter alia, proposals for an entrance splay and the recessing of the gateway to allow for sufficient space for vehicles to pull-in off the public carriageway, cycle lane and footpath.
- (ii) The recommendations contained in the Road Safety Audit received by the planning authority on the 19th day of May, 2016 shall be implemented in full (unless otherwise agreed with the planning authority to comply with (i) above).
- (iii) The change-of-use shall not be commissioned prior to the implementation of (i) and (ii) above to the written satisfaction of the planning authority.

Reason: In the interest of traffic safety and to avoid the obstruction of other road users.

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.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.