

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Sligo County

Planning Register Reference Number: PL16/324

An Bord Pleanála Reference Number: PL 21.247450

APPEAL by Neil Byrne care of McCutcheon Halley of 22/23 Pembroke Street Upper, Dublin against the decision made on the 28th day of September, 2016 by Sligo County Council to grant subject to conditions a permission to Strandhill Community Maritime Company Limited of 13 The Sycamores, Strandhill, County Sligo in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of the existing dwellinghouse, removal of the boundary wall to the Peace Park to provide pedestrian access onto the Shore Road, construction of a new two-storey surfing and community centre (gross floor area 708 square metres), containing a retail unit (144 square metres) changing facilities and an upper floor multipurpose space, and all associated site development works at Four Winds, Shore Road, Strandhill, County Sligo.

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 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 in accordance with the development objectives for the site location, would satisfactorily integrate with existing and permitted development overlooking the strand, would not seriously injure the visual, recreation 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.

Appropriate Assessment Screening

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, either individually or in combination with other plans and projects, would not be likely to have a significant effect on any European site.

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 the amenities of existing and permitted development.

3. Details including a sample board for the materials, colours and textures of all the external finishes to the proposed development 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, which 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 commencement of development, the developer shall submit to 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 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 with the perimeter of the site shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of 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 exempted 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 of 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 visual amenity 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 hours and 1400 hours 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.

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

Dated this day of 2017.