

Board Order PL 16.249226

Planning and Development Acts 2000 to 2017

Planning Authority: Mayo County Council

Planning Register Reference Number: P17/384

Appeal by Springkeel Limited care of John Halligan Architects of Charlestown, County Mayo in relation to the application by Mayo County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 5 of its decision made on the 17th day of August, 2017.

Proposed Development: Change of use from existing storage area to retail area with ancillary accommodation including accessible WC on ground floor and new staff area to the first floor. alterations to rear, including new entrance, display window and shop signage along pound lane. connection to existing services and associated ancillary site works at O'Donnells Total Health Pharmacy, Market Street, Swinford, County Mayo.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 5 and directs the said Council to ATTACH the said condition number 5 and the reason therefor.

Reasons and Considerations

A financial contribution in respect of car parking for commercial development is payable under the terms of the contribution scheme adopted by the planning authority under section 48 of the Planning and Development Act 2000, as amended, at the rate of €2,382 per space. It was appropriate to use the parking standards specified at Table 12 of Volume 2 of the Mayo County Development Plan 2014-2020 in the calculation of this contribution for the authorised development, based on the provision of 144.7 square metres of retail floorspace that requires one space per 25 square metres under the standards, and the loss of the same amount of storage, which is equivalent to the category of warehousing in the said table, which requires one space per 65 square metres. Condition number 5 of the planning authority's decision therefore properly applied the terms of the contribution scheme by requiring a payment of €7,146 for three parking spaces.

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.

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

Dated this day of

2017

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