

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Leitrim County Council

Planning Register Reference Number: P.17/144

An Bord Pleanála Reference Number: ABP-300062-17

Appeal by David Lawlor of 4 Friary Gate, Friary Road, Naas, County Kildare against the decision made on the 6th day of October, 2017 by Leitrim County Council to grant subject to conditions a permission to MRD (Marketing) Company Limited care of Conor Gray and Associates Limited of 21 Shannon Grove, Dromod, County Leitrim in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use from permitted commercial use (comprising retail, light industrial and exhibition space) to provide educational training facilities for a portion of the ground floor, first floor and all of second floor, together with associated works including minor alterations to internal layout, all at existing mixed use building which is a protected structure at Market Yard Centre, Townparks Townland, Carrick-on-Shannon, County Leitrim.

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, scale and location of the proposed development, the planning history of the site, the zoning of the site for 'Mixed-Use' in the Carrick-on-Shannon Local Area Plan 2010-2019, which also recognises the importance of Carrick-on-Shannon in serving as a centre for educational services for the surrounding region, and the pattern of development in the area, including surrounding uses, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character, setting or special interest of the protected structure on site and the Architectural Conservation Area and the neighbouring historic streetscape, would be acceptable in terms of traffic safety and convenience and would be in accordance with the provisions of the Carrick-on-Shannon Local Area Plan 2010-2019. 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. All works to the protected structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: To secure the authentic preservation of this protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

3. 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 the commencement of the development. This plan shall provide details of intended construction practice for the development, including a schedule of work, waste disposal and details for accommodating building materials and associated construction vehicles.

Reason: In the interest of public safety and residential amenity.

4. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. A plan containing details for the management of waste/recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste/recyclable materials including waste oil and for the ongoing operation of these facilities 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/recyclable materials in the interest of protecting the environment.

6. Prior to the operation of the facility, including the canteen, a grease trap, sized correctly, which complies with relevant standards/guidelines, shall be installed and maintained.

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 2018