



Planning and Development Acts 2000 to 2018

Planning Authority: Sligo County Council

Planning Register Reference Number: PL 18/458

Appeal by Rena Pros, Mary Rooney and Brendan Kilcullen care of McGinty Planning and Development Consultants of Lisleary, Ballinphull, County Sligo against the decision made on the 18th day of January, 2019 by Sligo County Council to grant subject to conditions a permission to Michael McGoldrick care of Arthur Gibney and Partners of 5 Rosemount Terrace, Dundrum Road, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of a cold store extension (217 square metres gross floor area) to the rear of existing mixed use building (1,426 square metres gross floor area) with elevation alterations including a new entrance, reconfigured existing entrance, with new canopies over both, new window opens, and new exterior finishes to the mixed use building. Site works to include reconfigured surface car park to front and rear of building with proposed total of 42 number car park spaces and 20 number cycle spaces along with all associated site development and landscaping works at Unit 10, Saint Colm's Centre, Finisklin Business Park, 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 the existing development on site, to the nature and scale of the proposed development and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with existing development within the area, would be acceptable in terms of design and layout and would be in accordance with the provisions of the Sligo County Development Plan 2017-2023. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

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 the 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. Details of the materials, colours and textures of all the alterations to the external finishes to the building, including landscape proposals, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of the visual and residential amenities of the area.

3. Water supply and drainage arrangements, including the disposal of surface water and provision of oil interceptor, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. All trees within, adjoining and on the boundaries of the site shall be retained and maintained, with the exception of the following:
 - (a) Specific trees, the removal of which is authorised in writing by the planning authority to facilitate the development.
 - (b) Trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeon's report, and which shall be replaced with agreed specimens.

Retained trees shall be protected from damage during construction works. Within a period of six months following the substantial completion of the proposed development, any planting which is damaged or dies shall be replaced with others of similar size and species, together with replacement planting required under paragraph (b) of this condition.

Reason: In the interest of visual amenity.

5. 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 commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.