



Planning and Development Acts 2000 to 2019

Planning Authority: Leitrim County Council

Planning Register Reference Number: P.19/255

Appeal by Ciaran Smyth care of Liam Madden of Vitruvius Hibernicus, Convent Road, Longford against the decision made on the 27th day of January, 2020 by Leitrim County Council to grant subject to conditions a permission to Remcoll 2 Limited care of Meitheal Architects of 15 Father Mathew Quay, Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: Proposed development comprising of a single-storey pharmacy with ancillary facilities within the partially complete ground floor previously permitted as "Retail Unit Number 06" under Plan File Number P.07/585. Public access is proposed from both the existing open concourse and from the existing doorway to the rear elevation (south). Service access is also from the second existing doorway to the rear elevation (south). Permission is further sought for the provision of new internal and external signage and all necessary and ancillary site development works to facilitate the development at the premises known as the "Rock Quarter" on a site at Cannaboe, Ballinamore, 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 zoning objective for the site, the provisions of the Leitrim County Development Plan 2015-2021, the existing pattern of development in the area and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, or create a traffic hazard for road users. 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. 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 off-site disposal of construction/demolition waste.

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

3. No further signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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.

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

Dated this day of 2020