

Planning and Development Acts 2000 to 2022

Planning Authority: Sligo County Council

Planning Register Reference Number: PL21/465

Appeal by Anne Marie Scanlon of 5 Bridge Street, Sligo, County Sligo against the decision made on the 31st day of January, 2022 by Sligo County Council to grant subject to conditions a permission to The Building Block Co-Ownership care of Crawford Architecture of The Building Block, Waterfront House, Bridge Street, Sligo in accordance with plans and particulars lodged with the said Council.

Proposed Development: Taking down of existing stone wall within Stephen Street car park and rebuilding to match existing parapet height using existing materials with new window and door openings. Alteration to existing entrance way on Bridge Street, all at The Building Block, Bridge Street, 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.

Reasons and Considerations

Having regard to the Sligo County Development Plan 2017-2023 which incorporates the Sligo and Environs Development Plan 2010-2016 pending adoption of a Local Area Plan and according to which the site location is in an area subject to the zoning objective: C1 Town Centre uses, it is considered that the proposed development, subject to compliance with the conditions set below, would be in accordance with the development objective, would not seriously injure the residential amenities of adjoining properties, would not be prejudicial to public health and 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.

P.C.

2. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of sustainable waste management.

3. Hours of construction shall be confined to the hours of 0800 and 1900 Mondays to Fridays excluding bank holidays and 0800 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 protection of the amenities of the area.

P.C.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

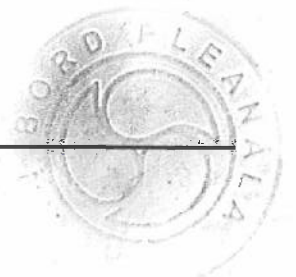
Reason: In the interest of public health.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

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



Dated this *01* day of *August* 2023.