



**Comhairle Chontae Shligigh
(SLIGO COUNTY COUNCIL)**

Planning & Development Act 2000 (as amended)

NOTIFICATION OF GRANT OF PERMISSION

Michael Kelly as Chairman of Cliffoney Men's Shed
c/o Martin McGloin,
Castlegal Architectural Services,
Bunduff, Cliffoney,
Co. Sligo, F91 YW1H

Planning Register Number:

PL 24/60079/SG/LD

Application Receipt Date:

19/03/2024

Notice is hereby given that Sligo County Council by Order dated 08/05/2024 **GRANTED PERMISSION** to the above-named, for development of land, in accordance with the documents lodged, namely:-

1. The change of use of existing garda station to men's shed clubhouse 2. new first floor extension over existing station to provide community multi user space. 3. new extension to south west elevation of existing station consisting of single reading room area and two storey section with new stairs and toilets all to the existing garda station at Chapel Rd, Ballinphull, Cliffoney, Co. Sligo.

Subject to the 6 condition(s) set out in the Schedule attached.

Signed on behalf of SLIGO COUNTY COUNCIL

Siobhán Gillen
Administrative Officer
PLANNING SECTION

Date: 11/06/2024

This permission shall expire FIVE YEARS from the date of the grant of permission

SCHEDULE 1 – REASONS AND CONSIDERATIONS

Having regard to the following:

- The provisions of the current Sligo County Development Plan 2017-2023
- Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora)
- The scale and design of the development.
- The report from Sligo County Council Area Engineer and Sligo County Council Fire Officer
- The 3rd party submissions.

It is considered that the development, subject to compliance with the following conditions, would not be injurious to the amenities of the area, would not be prejudicial to public health, would not have an adverse impact on the Natura 2000 network, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

SCHEDULE 2 – SCHEDULE OF CONDITIONS

- 1 The development shall be carried out in accordance with the plans and particulars submitted to Sligo County Council on 19 March 2024, save where amended by the following conditions.

Reason: **In order to clarify the documents to which this permission relates and to enable Sligo County Council to check the development, when completed, with reference to approved particulars.**

- 2 The disposal of surface water from roof areas of the development and impermeable hard surface areas on site shall be discharged to a system in accordance with the plans and proposals submitted to the Planning Authority.

Reason: **To prevent flooding and in the interests of sustainable drainage.**

- 3 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 C&D 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 proper planning and sustainable development.

- 4** Site development and building works shall be carried out between the hours of 0800 to 1800, Monday to Friday inclusive, between the hours of 0800 and 1600 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the Planning Authority.

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

- 5** (a) Proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the adjoining public road.
- (b) Provision shall be made for the interception and disposal of surface water that may flow off the public road onto site, as a result of this development.
- (c) The existing road drainage system shall not be obstructed by the development.

Reason: In the interests of road safety and to prevent damage to the public road.

- 6** Prior to the commencement of the development, details shall be submitted for the written approval of the Planning Authority, showing the provision of visitor cycle parking within the site.

Reason: To ensure adequate facilities are provided for visitors to the facility and to encourage more sustainable forms of travel.

Advice Notes:

- 1** In terms of preparation of a Resource & Waste Management Plan, the applicant is advised to refer to the document titled "Best Practice Guidelines for the preparation of resource & waste management plans for construction & demolition projects". This document is available from the Sligo County Council website at the following page:

<https://www.sligococo.ie/Environment/Waste/WasteManagement/PreparationofWasteManagementPlans/>

- 2** All construction waste (including hazardous and/or difficult waste) associated with the development shall be disposed of by a permitted waste collector (permitted by the NWCPD) and disposed of at a facility authorised

by a local authority or the Environmental Protection Agency. Details of permitted collectors in County Sligo are available from the Sligo County Council website at the following page:

<https://www.sligococo.ie/Environment/Waste/WasteManagement/PermittedCollectors/>

Sligo Planning Authority - Inspection Purposes Only!