



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

Planning & Development Act 2000 (as amended)

NOTIFICATION OF GRANT OF PERMISSION

Fergus Geelan on behalf of Branching Out CLG
c/o John Fahy,
4 Constitutional Court,
Stephen Street,
Sligo, F91E023

Planning Register Number:
Application Receipt Date:

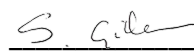
PL 24/60126/SG/LD
24/04/2024

Notice is hereby given that Sligo County Council by Order dated 07/06/2024 **GRANTED PERMISSION** to the above-named, for development of land, in accordance with the documents lodged, namely:-

Alterations and extension to The Nest. The proposed development consists of the demolition of existing storage buildings, floor area 92 sq m and construction of a two storey extension to the existing building to provide 4 No studios, a recording studio and a community room, floor area 169 sq m. The proposed development will include alterations to the existing building to provide toilets at ground floor level and the change of use of a store to an office at first floor level in the existing building and the provision of a new window to serve the office at The Nest Custom House Quay, Sligo, F91 K79P.

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: 11/07/2024

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 (incorporating the provisions of the Sligo and Environs Development Plan 2010-2016);
- The nature and design of the development;
- Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora);
- Report from Area Engineer, Environment Section, Sligo Regional Design Office & Chief Fire Officer.

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 the Planning Authority on 24th April 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. Prior to commencement of development the applicant shall submit for the written agreement of the planning authority the following:
 - a) Details and drawings outlining the current extent and condition of the cobbled yard.
 - b) Details and drawings outlining the current condition of the rear site boundary walls and entrances.
 - c) Proposals, including a Method Statement, outlining the precise relationship and impact between all proposed construction and demolition works and the yard/boundaries referred to in a) – b) above, along with proposals to ensure that the archaeological/architectural integrity of these features is protected.

REASON: In the interests of protecting archaeological/architectural integrity.

3. Prior to commencement of development, the developer shall enter into a Connection Agreements with Úisce Eireann to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water and wastewater facilities.

4. Prior to the commencement of development, the developer shall submit for the written approval of the Planning Authority details for the disposal of surface water from the site. The proposal shall include details to ensure that:
 - (a) 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: To prevent flooding and in the interests of sustainable drainage.

5. 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 Environmental Protection Agency'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.

- 6.(a) 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 on 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.
- (b) The public road in proximity shall be maintained in a clean condition for the duration of the construction works. In the event that any public roads become soiled by construction traffic from the site, these roads shall be cleaned immediately at the developer's expense.
- (c) The existing footpath shall not be damaged or obstructed by the development during construction. In the event of damage occurring the footpath shall be repaired to the satisfaction of the Planning Authority and at the developer's expense.

Reason: In the interests of orderly development and road safety and to safeguard the residential amenities of property in the vicinity.

Advice Notes:

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/>

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 National Waste Collection Permit Office) 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>

A Fire Safety Certificate application is required for this development in accordance with Article 11 (1) (b) & (d) of Building Control Regulations 1997, as amended.