

**The Planning Partnership  
McHale Retail Park  
Castlebar  
Co. Mayo  
F23 TD25**

**Date : 13-Feb-2024**

**Reg. Ref. : SD22A/0312/C6**  
**Proposal : Construction of a single storey Discount Foodstore Supermarket with ancillary off-licence use (with monopitch roof and overall building height of c. 6.74 metres) measuring c. 2, 207sq.m gross floor space with a net retail sales area of c. 1, 410sq.m; Construction of a vehicular access point to Main Street Upper and associated works to carriageway and including partial removal of boundary wall / facade, modification of existing footpaths / public realm and associated and ancillary works including proposed entrance plaza area; Demolition of part of an existing rear / southern single storey residential extension (and related alterations to remaining structure) of Kelly Estates building; The original Kelly Estates building (a protected structure - Eircode: D22 Y9H7) will not be modified; Demolition of detached single storey accommodation/ residential structure and ancillary wall/ fence demolitions to rear of existing Kelly Estates building; Demolition of existing single storey (stable) building along Main Street and construction of single storey retail /cafe unit on an extended footprint measuring c. 118sq.m and associated alterations to existing Main Street boundary facade; Renovation and change of use of existing (vacant) two storey vernacular townhouse structure to Main Street, and single storey extension to rear, for retail/ commercial use (single level throughout) totalling c. 61sq.m; Repair and renewal of existing Western and Eastern burgage plot tree and hedgerow site boundaries; Provision of associated car parking, cycle parking (and staff cycle parking shelter), pedestrian access routes and (ramp and stair) structures (to / through the southern and western site boundaries to facilitate connections to potential future development), free standing and building mounted signage, free standing trolley bay cover /enclosure, refrigeration and air conditioning plant and equipment, roof mounted solar panels, public lighting, hard and soft landscaping, boundary**

treatments and divisions, retaining wall structures, drainage infrastructure and connections to services/ utilities, electricity Substation and all other associated and ancillary development and works above and below ground level including within the curtilage of a protected structure.

**Condition 6:**

Prior to the commencement of development, the developer/landowner shall submit for the written agreement of the Planning Authority, a detailed phasing schedule for the permitted development which clearly demonstrates that the demolition works, public plaza, retail/café unit and retail/unit shall be completed and made available for occupation prior to the opening of the discount retail supermarket unit. The sequence in which works are carried out shall be subject to the written agreement of the Planning Authority.

**REASON:** In the interest of clarity and to ensure that development occurs at an acceptable pace and adheres to the key principles of the proper planning and sustainable development of the area.

**Location :** Main Street Upper, Newcastle, Co Dublin  
**Applicant :** Lidl Ireland GmbH  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 12-Dec-2023 to comply with Condition No 6 of Grant of Permission No. SD22A/0312, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

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*for Senior Planner*