



An
Bord
Pleanála

Board Direction
BD-007245-21
ABP-307213-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to

- a) The existing scale and nature of the outbuildings on this site, which is part of a long established complex of residential buildings and outhouses with an existing highway access of the N15;
- b) The relatively small scale of the proposed residential use;
- c) The quality of the restoration of historic fabric;
- d) The MIX1 zoning designation of the site, which permits residential and other uses;
- e) The identification of the site as part of the strategic land reserve for Sligo Town; and
- f) The location close to the functional boundary of Sligo Town,

It is considered that the proposed development would not result in a traffic hazard nor significantly reduce the capacity of the national road, nor would it set a precedent

for further such development. It is considered that the proposed development would not seriously injure the amenities of the area or impact on a Protected Structure and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development for which retention is sought shall be retained and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 10th day of February 2020 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 proposed apartments shall only be accessed via the existing access to the N15.

Reason: In the interest of clarity

3. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

4. Within 3 months of the date of this Order, the applicant shall submit to, and agree in writing with the Planning Authority proposals for additional tree planting along the avenue between the main house and the N15. All agreed planting shall be put in place within 12 months of this Order.

Reason: In the interest of amenity.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 12/01/2021

Maria FitzGerald