

An
Bord
Pleanála

Board Direction
BD-011762-23
ABP-312080-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2023.

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 the planning history for the site and to the location of the site within an area designated for mixed uses within the Rosses Point Mini Plan, incorporated within the Sligo County Development Plan, 2017-2023 and, to the established pattern and character of development in the area, it is considered that subject to compliance with the conditions hereunder, the proposed development would not have adverse impact on the visual amenities and integrity and character of the existing buildings and the streetscape along the northern side of the road, would not seriously injure the residential amenities of adjoining properties and would 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

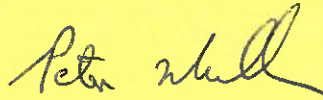
to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The applicant shall prepare a planting and landscaping scheme to include full details of a schedule of species and screening proposals for the area shown on the lodged site layout plan as a "Planting buffer" to the front of the building to the east of the pedestrian entrance and the eastern side boundary with the adjoining property and along the south front wall of the buffer zone. The scheme shall be submitted and agreed with the planning authority in writing, within two months of the date of the order and fully implemented within three months of receipt of the written agreement of the planning authority and fully maintained thereafter.

Reason: In the interest of the protection of the residential amenities of the adjoining property.

Board Member



Date: 08/02/2023

Peter Mullan