



An
Bord
Pleanála

Board Direction
BD-012504-23
ABP-313218-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2023.

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 Roscommon County Development Plan 2022-2028 including, inter alia, the general development management standards and criteria applicable in the assessment of domestic garages/sheds (section 12.9), the prevailing pattern and character of existing development in the vicinity, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the retention of the development as proposed would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 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 shed structure shall be used solely for use incidental to the enjoyment of the main dwelling and shall not be sold, rented or leased independently of the main dwelling and shall not be used for the carrying on of any trade, business or commercial/industrial activity. The structure shall not be used for the purposes of independent habitation.

Reason: In the interest of clarity.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member

Eamonn James Kelly

Eamonn James Kelly

Date: 19/06/2023