

An
Bord
Pleanála

Board Direction
BD-017205-24
ABP-317095-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/08/2024.

The Board decided to treat this case under Section 139 of the Planning and Development Act 2000, as amended, and agreed generally in accordance with the Inspector's recommendation to Amende Condition No.1 and Remove Condition No.2 for the following reasons and considerations.

Reasons and Considerations

Having regard to the nature of the conditions which are the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to –

- (a) AMEND Condition 1 as attached to the grant of retention permission as follows;

The development shall be retained and completed in accordance with the plans and documents submitted on the 8th of November 2022, and as amended by details submitted on the 20th of March 2023, and the plans submitted to the Board on the 11th of May 2023. This grant of retention permission hereby authorises the use of the structure as 2 no. separate dwelling units.

Reason: In the interests of orderly development, clarity and the proper planning and sustainable development of the area.

For the reasons as follows:

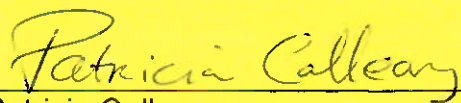
- (i) having regard to, the revisions made to the proposed development, received by the Board on the 11th of May 2023,
- (ii) to the quantum, arrangement and accessibility of private amenity space provided to House A and House B.
- (iii) SPPR2 of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, 2024,
- (iv) the provision of car parking to serve House A and House B, the requirements set out in Table 12.1 of the Roscommon County Development Plan 2022 – 2028, and the provision set out on page 193 of the Roscommon County Development Plan 2022 – 2028 which allows for a reduction in car parking at locations close to the centre of towns,

the requirement that the subject property is used as single dwelling unit is therefore not warranted.

(b) REMOVE Condition 2 for the reason as follows:

- (i) as the requirement that the subject property is used as single dwelling unit is not warranted for the reasons set out above, the requirement to submit revised plans and particulars showing internal and external modifications necessary to return the subject structure to a single dwelling unit is therefore not warranted.

Board Member


Patricia Calleary

Date: 08/08/2024