

An
Bord
Pleanála

Board Direction
BD-018330-24
ABP-320299-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2024.

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

It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and completed would be in accordance with the provisions of the Sligo County Development Plan 2024-2030, would not be out of character with the surrounding area, would not be visually detrimental to the area, would not impact negatively upon the current levels of residential amenity enjoyed at this location, and would, therefore, be in accordance with the proper and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 11th day of June, 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the

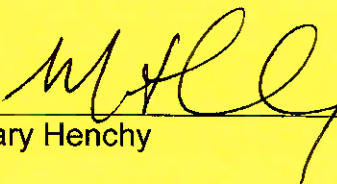
planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The garage/wet room shall not be used for human habitation or for the keeping of pigs, poultry or pigeons, ponies or horses or for any other purpose other than a purpose incidental to the enjoyment of the dwellinghouse and shall not be used for commercial purposes without a prior grant of planning permission. In addition, it shall not be separated from the principal dwellinghouse by lease or sale.

Reason: In the interest of residential amenity.

Board Member


Mary Henchy

Date: 29/11/2024