

An
Coimisiún
Pleanála

Direction
CD-020752-25
ABP-322707-25

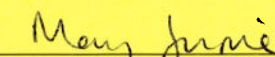
The submissions on this file and the Inspector's report were considered at meetings held on 04/07/2025 and 22/09/2025.

The Commission decided by a majority of 2:1 to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Date: 30/09/2025



Mary Gurrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development in a Business Park, the pattern of development in the surrounding area, and the recent development of a public park to the north of the development, it is considered that subject to compliance with the conditions set out below the proposed development would be in accordance with the character of the existing building, would be acceptable in terms of visual amenity and would accord with the provisions of the Roscommon County Development Plan 2021-2027 with respect to commercial development. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission noted that the location in a Business Park was previously zoned as District Centre under the Monksland/Bellanamullia Local Area Plan 2016 to 2022. The Commission noted that while the landscaped area in question was indicated as open space in the original approved drawings for the building, planning permission Ref. No. PD/99/1456 does not specifically require the maintenance of this area as open space and the proposed development would not therefore materially contravene the previous permission. The Commission considered that having regard to the specific facts of this case, the evolving nature of the business park and surrounding area since then, including the recent construction of a public park in close proximity to the proposed development which provides a significant improvement on the quality and usability of the open space within the Business Park, and to the fact that the proposed development represents a modest extension to an existing restaurant and would not remove the functionality or purpose of the open space, the proposed extension of the dining area and provision of an outdoor seating area would provide an amenity for residents and occupants in the area and would be acceptable in this instance.

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 attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the

disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The brick colour to be used shall be the same as that used in the existing building.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4. The site shall be landscaped in accordance with a landscaping plan, comprising predominantly native trees and plants, to be agreed with the planning authority prior to development.

Reason: In the interest of visual amenity and biodiversity.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

6. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

7. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of public health and visual amenity.

8. No signage, advertising structures, advertisements, security shutters or other projecting elements, including flagpoles, (including that which is exempted development under the Planning and Development Regulations, 2001 as amended), other than those shown on the drawings submitted with the application, shall be erected or displayed on the buildings or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity