

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Sligo County

Planning Register Reference Number: PL 16/322

An Bord Pleanála Reference Number: PL 21.247422

APPEAL by Columba Eastwood care of Harley Planning Consultants Limited of 1 Melmount Park, Strabane, County Tyrone against the decision made on the 28th day of September, 2016 by Sligo County Council to refuse permission for the proposed development.

PROPOSED DEVELOPMENT: Retention of a timber dwelling and permission for extension to dwelling and completion of site works at Kilkilloge, Mullaghmore, County Sligo.

DECISION

GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said council, based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Sligo County Development Plan 2011-2017 and to the nature, scale, height and design of the development proposed for retention and the proposed development, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention and the proposed development would not seriously injure the residential or visual amenities of the area, would not lead to the creation of an undesirable precedent and would not unduly impact on the character and form of this established residential area. The development proposed for retention and the proposed development would, therefore, be in accordance with the proper planning 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, 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. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

3. A detailed landscaping plan, to include for boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of further works on site. All agreed works shall be duly completed within the first growing season of occupation of the dwelling.

Reason: In the interest of visual amenity.

4. Prior to commencement of any works on site, the developer shall agree in writing with the planning authority details of all the proposed external finishes to the dwelling.

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried out between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. All service cables associated with the proposed development shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of orderly development and the visual amenities of the area.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.