



An  
Bord  
Pleanála

## Board Order PL 21.248516

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Sligo County Council**

**Planning Register Reference Number: PL 16/345**

**Appeal** by James Hanrahan and Rachel Hynes care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 26<sup>th</sup> day of April, 2017 by Sligo County Council to grant subject to conditions a permission to Roger McGowan care of Dolan and Associates Limited of Teach Mhuire, Church Street, Creagh, Ballinasloe, County Galway in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of existing sheds, shed number 1 (floor area 63.603 square metres) for domestic/agricultural use, shed number 2 (floor area 127.603 square metres) part for commercial use for the storage of equipment in conjunction with landscaping business etc. (floor area 65 square metres) and part for agricultural use (floor area 62.603 square metres) coupled with ancillary site works at Ardtrasna, Ballinfull, County Sligo.

### Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars 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 rural location of the site, the nature, scale and use of the sheds, Policy P-RDD-1 as set out in the Sligo County Development Plan, 2017-2023 and the pattern of development in the vicinity, including the separation distance from the subject sheds to neighbouring established residences, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity. The development proposed to be retained 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, as amended by the further plans and particulars submitted on the 15th day of April 2017, 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 within three months from the date of this order 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.

3. 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 within three months from the date of this order 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.

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

**Dated this          day of          2017**