

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

## Roscommon County Council

**Planning Register Reference Number: PD/17/243**

An Bord Pleanála Reference Number: PL ABP-300011-17

**APPEAL** by Anthony and Nuala Commins of Landscape, Curraglaher, Lecarrow, County Roscommon and by Michael Toohey and Maeve Kelly of Curraglaher, Lecarrow, County Roscommon against the decision made on the 29<sup>th</sup> day of September, 2017 by Roscommon County Council to grant subject to conditions a permission to the said Michael Toohey and Maeve Kelly in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of a domestic store and associated site works at Curraglaher, Lecarrow, County Roscommon, as amended by the further public notice received by the planning authority on the 5<sup>th</sup> day of September, 2017.

## 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 design, layout and small scale of the proposed development and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 23<sup>rd</sup> day of August, 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 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. No part of the proposed structure shall be closer than 600 millimetres to the north-western site boundary.

**Reason:** In the interests of visual amenity.

3. The external finishes of the proposed structure (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

4. The proposed shed/store shall be for purposes solely incidental to the use and enjoyment of the dwelling and shall not be used for any commercial purposes or human habitation.

**Reason:** In the interest of orderly development.

5. The site shall be landscaped in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

6. All surface water run-off from the proposed development shall be collected and disposed of within the site to the requirements of the planning authority.

**Reason:** In the interests of orderly development.

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

**Dated this            day of            2018.**