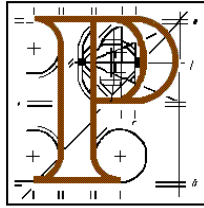


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Roscommon County Council

Planning Register Reference Number: PD/17/352

An Bord Pleanála Reference Number: ABP-300094-17

APPEAL by Maureen and Francis Geelan care of Jennings O'Donovan and Partners Limited of Finisklin, Business Park, Sligo against the decision made on the 6th day of October, 2017 by Roscommon County Council to refuse permission for the proposed development.

PROPOSED DEVELOPMENT: The construction of a two storey dwellinghouse to attach to existing dwellinghouse and the construction of an attached outbuilding, together with all ancillary site works and services at Hanly Avenue, Warren or Drum Townland, Boyle, County Roscommon.

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 Roscommon County Development Plan 2014-2020 and the Boyle Local Area Plan 2015-2021, and the existing pattern of development in the area, in addition to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the area. 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, 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 proposed development shall be amended as follows:
 - (a) The rear/eastern vehicular entrance gate shall be omitted from the development and replaced with a block boundary wall.

- (b) The boundary wall adjacent to the railway line shall be a 2.4 metres high, 225 millimetres thick block wall and shall be erected along the entire length of the developer's side of the existing railway boundary line. The wall should be capped with copings and have piers at appropriate locations to ensure the stability of the wall. Expansion joints shall be provided. The wall shall be maintained and repaired by the developer or his successors and/or assignees.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity.

3. The external finishes of the proposed extension (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. 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.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste. Lights from the proposed development, either during the construction phase or when the development is completed shall not cause glare or in any way impair the vision of train drivers operating on-track machines.

Reason: In the interests of public safety and residential amenity.

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 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 2018.