



Planning and Development Acts 2000 to 2018

Planning Authority: Sligo County Council

Planning Register Reference Number: PL 17/447

Appeal by The Residents of Radhach na Ri and Ceol na Mara care of D.A. Harte and Associates of Rosses Point, County Sligo against the decision made on the 18th day of April, 2018 by Sligo County Council to grant subject to conditions a permission to Brenda Boyle care of NOJI Architects of Desk 22 Collaborative Area, Ground Floor, The Building Block, Bridge Street, Sligo in accordance with plans and particulars lodged with the said Council.

Proposed Development: Renovation and extension to an existing cottage with associated site works at The Old Village Road, Rosses Point, 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 zoning objective for the site, the pattern of development in the area, and the design, layout and scale of the proposed extension, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. 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 to the planning authority on the 23rd day of March, 2018, 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 proposed ground floor windows on the western elevation shall be omitted from the development;
 - (b) The proposed eastern boundary wall shall follow the existing kerbline and shall not reduce the existing width of the adjacent carriageway.
 - (c) The eastern boundary wall shall be positioned to allow for the corner radius as originally proposed in the drawings submitted with the application on the 28th day of November, 2017. No planting shall take place within the site boundary that may grow above the height of the boundary wall and the sightline in this direction from the junction shall be kept free from obstruction.

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 interest of residential amenity.

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.

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.

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

Dated this day of 2018.