



Planning and Development Acts 2000 to 2019

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/19/541

Appeal by Declan and Gilliam Hoare of Ardsallagh, Roscommon Town, County Roscommon against the decision made on the 6th day of December, 2019 by Roscommon County Council to grant subject to conditions a permission to Geraldine Dolan care of James Lohan Consulting Engineers of 22 Castle View Terrace, Castle Street, Roscommon in accordance with plans and particulars lodged with the said Council.

Proposed Development: Revision of site layout and garage plan from that granted under planning register reference number PD/18/190 at Ardsallagh More Townland, Roscommon, County Roscommon.

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 pertaining to the site, 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 vicinity, would not be prejudicial to public health 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, 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. Details of the proposed external finishes of the dwellinghouse and garage shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

4. The developer shall enter into water and/or wastewater connection agreement(s) with Irish Water prior to commencement of development.

Reason: In the interest of public health.

5. The garage shall be used for domestic purposes only and shall not be used for commercial enterprise.

Reason: In the interest of protecting residential amenities.

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

Dated this day of 2020.