



An
Bord
Pleanála

Board Order
ABP-306633-20

Planning and Development Acts 2000 to 2019

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/19/540

Appeal by Pauric Hopkins care of Gaynor Architectural and Design Services Limited of Fallon Avenue, Roscommon in relation to the application by Roscommon County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 5 of its decision made on the 21st day of January, 2020.

Proposed Development: Retention of the following: 1. Cottage, ground, first floor and ground floor extension. 2. Stores, toilet facilities to side of cottage. 3. Demountable shed/store in front yard area. 4. Septic tank and percolation area. 5. Derelict glass house. 6. Derelict polytunnel. 7. Open fronted stores/garage in rear open yard area, associated site works and services at Cashelnagole, Castlerea, County Roscommon.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 5 and directs the said Council to ATTACH condition number 5 and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the development to be retained, including the formation of a separate and distinct residential planning unit, the planning history for the site and the adjoining site, and the provisions of the Roscommon County Council Development Contributions Scheme 2014 made under Section 48 of the Planning and Development Act, 2000, as amended, it is considered reasonable that the developer should contribute towards expenditure that is proposed to be incurred by the planning authority in respect of the provision of public infrastructure and services. In accordance with Section 48 of the Planning and Development Act, 2000, as amended, the Board considered that the terms of the Roscommon County Council Development Contributions Scheme 2014 had been properly applied in respect of condition number five and directs the planning authority to attach condition number five of Roscommon County Council planning register reference number PD/19/540, to reflect the nature and scale of the development to be retained and the terms of the Roscommon County Council Development Contributions Scheme 2014.

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.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020