



An
Bord
Pleanála

Board Order
ABP-307213-20

Planning and Development Acts 2000 to 2020

Planning Authority: Sligo County Council

Planning Register Reference Number: 19/268

Appeal by Transport Infrastructure Ireland (TII) of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 19th day of March, 2020 by Sligo County Council to grant subject to conditions a permission to Patrick and Emily Quinn care of Dawn Howard of Green Road, Cairns Hill, Sligo, County Sligo in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of the change of use and conversion of former outbuildings to two number apartments, retention of one number apartment on first floor extension over existing outbuilding and permission for the enhancement of existing entrance and construction of a new road and all associated site works (this site is within the curtilage of a Protected Structure), all at Mountshannon House, Shannon Eighter, Bundoran Road, County Sligo. The proposed development was revised by further public notices received by the planning authority on the 26th day of February, 2020.

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-

- (a) the existing scale and nature of the outbuildings on this site, which is part of a long-established complex of residential buildings and outhouses with an existing highway access of the N15,
- (b) the relatively small scale of the proposed residential use,
- (c) the quality of the restoration of historic fabric,
- (d) the MIX1 zoning designation of the site, which permits residential and other uses,

- (e) the identification of the site as part of the strategic land reserve for Sligo Town, and
- (f) the location close to the functional boundary of Sligo Town,

it is considered that the proposed development, subject to compliance with the conditions set out below, would not result in a traffic hazard, would not significantly reduce the capacity of the national road, and would not set a precedent for further such development. Furthermore, it is considered that the proposed development would not seriously injure the amenities of the area or impact on a Protected Structure. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development for which retention is sought shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 10th day of February 2020, 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed apartments shall only be accessed via the existing access to the N15.

Reason: In the interest of clarity.

3. Within three months of the date of this Order, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

4. Within three months of the date of this Order, the developer shall submit to, and agree in writing with the planning authority proposals for additional tree planting along the avenue between the main house and the N15. All agreed planting shall be put in place within 12 months of the date of this Order.

Reason: In the interest of amenity.

5. 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 within three months of the date of this Order, 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.

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

Dated this day of 2021.