



Planning and Development Acts 2000 to 2020

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/20/145

Appeal by Sarah Jane McNoboe care of Liam Madden of Vitruvius Hibernicus, Convent Road, Longford, County Longford and by Mark Mahon and Local Residents care of Brandon O'Brien Limited of 11 Abbey Street, Roscommon, County Roscommon against the decision made on the 17th day of July, 2020 by Roscommon County Council to grant subject to conditions a permission to Peter Gillooly of Derm Lodge, Derrane, Roscommon, County Roscommon in accordance with plans and particulars lodged with the said Council:

Proposed Development: Minor amendments to the development permitted under Roscommon County Council planning register reference number 18/313 to provide for (i) the relocation of the permitted control substation approximately 810 metres to the north, (ii) omission of access track and underground electrical cabling associated with the permitted control substation, (iii) installation of approximately 530 metres of underground electrical cabling to connect the proposed control substation to permitted wind turbine T1, and (iv) all associated site development access and reinstatement works at Derrane and Roxborough, 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 nature, scale and design of the proposed development, to the planning history and characteristics of the site, and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not detrimentally impact on traffic safety and would not adversely affect the cultural heritage of 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 3rd day of January, 2012 under planning register reference number PD/11/126, the permission granted on the 28th day of September, 2018 under planning register reference number PD/18/313, and the permission granted on the 12th day of July, 2019, under An Bord Pleanála appeal reference number ABP-303677-19 (planning register reference number PD/18/447) and any agreements entered into thereunder.

Reason: In the interest of clarity. and to ensure that the overall development is carried out in accordance with the previous permissions.

3. Prior to commencement of development, a revised site layout plan shall be submitted to and agreed in writing with the planning authority, which, in addition to including details of the access off the public road (as detailed on the submitted site location map), shall include details of the proposed treatment of the adjacent roadside boundary area.

Reason: In the interest of the proper planning and development of the area, and in the interest of orderly development.

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

Dated this day of 2020.