



Planning and Development Acts 2000 to 2020

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/20/151

Appeal by Rosemary Bruen of Clengla, Cootehall, County Roscommon against the decision made on the 27th day of August, 2020 by Roscommon County Council to grant subject to conditions a permission to Adrian Lenehan care of Jennings O'Donovan and Partners Limited of Finisklin Business Park, Sligo, County Sligo in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention and completion of variations to the originally permitted development (granted under planning register reference number PD/06/1457). Permission is also sought for the following: (a) Amendments to the originally approved site boundaries; (b) Amendments to the originally approved site layout; (c) Use of the building for (i) office accommodation in ground floor unit 1; (ii) art display/retail area and coffee dock in ground floor Unit 2; and (iii) six number guest accommodation suites on first floor; together with all ancillary site works and services at Clegna Townland, Cootehall, County Roscommon. Further public notices were received by the planning authority in relation to the proposed development on the 31st day of July, 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 the design, nature and scale of the proposed development and the pattern and character of development in the vicinity; and to the policies of the Roscommon County Development Plan 2014–2020 and the Lough Key Local Area Plan 2015-2021, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a significant adverse effect on built heritage or detract from the character of the area, would not seriously injure the amenities of adjacent residential property, would not be prejudicial to public and environmental health and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed guest accommodation suites at first floor level shall be for short term letting use only and shall be operated in conjunction with the proposed coffee dock, and shall not be operated as a separate business.

Reason: In the interest of proper planning and sustainable development.

3. Water supply and drainage requirements, including surface water collection and disposal, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

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

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. Detailed measures in relation to the protection of bats shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. These measures shall be implemented as part of the development. Any envisaged destruction of structures that support bat populations shall be carried out only under licence from the National Parks and Wildlife Service and details of any such licence shall be submitted to the planning authority.

Reason: In the interest of wildlife protection.

7. The proposed southern and western site boundaries shall consist of natural local stone and tree planting, the exact height and details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

8. The treatment of the interface with the edge of the public road, and any other implications for public utilities along the public road, shall be in accordance with the requirements of the planning authority.

Reason: In the interest of traffic safety.

9. Details of the proposed signage on the shopfronts (including colouring, materials and lettering) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

10. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2021.