



An  
Bord  
Pleanála

**Board Order  
ABP-312080-21**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Sligo County Council**

**Planning Register Reference Number: PL 21/369**

**Appeal** by Jan Canham and Aisling Gillen of Crescent Lodge, Rosses Point, Sligo against the decision made on the 4<sup>th</sup> day of November, 2021 by Sligo County Council to grant subject to conditions permission to Quinn O'Brien Hospitality Limited care of Paul Doherty Architects Limited of Castle Street, Donegal Town, County Donegal in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of external alterations to increase the seating area and repositioning of the pedestrian entrance and access ramp to the front entrance door with alterations to the front boundary wall, all at The Driftwood Restaurant and Bar, Rosses Upper, Rosses Point, County Sligo.

### **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.**

*pm*

## Reasons and Considerations

Having regard to the planning history for the site and to the location of the site within an area designated for mixed uses within the Rosses Point Mini Plan, incorporated within the Sligo County Development Plan, 2017 - 2023, and to the established pattern and character of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have an adverse impact on the visual amenities, integrity and character of the existing buildings or on the streetscape along the northern side of the road, would not seriously injure the residential amenities of adjoining properties and 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 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.

*pm*

2. The applicant shall prepare a planting and landscaping scheme to include full details of a schedule of species and screening proposals for the area shown on the lodged site layout plan as a "Planting buffer" to the front of the building to the east of the pedestrian entrance and the eastern side boundary with the adjoining property. The scheme shall be submitted to, and agreed in writing with, the planning authority within two months of the date of this order, shall be fully implemented within three months of receipt of the written agreement of the planning authority and shall be fully maintained thereafter.

**Reason:** In the interest of the protection of the residential amenities of the adjoining property.



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**Peter Mullan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this *10<sup>th</sup>* day of *February*, 2023.