

An  
Bord  
Pleanála

Board Order  
ABP-313218-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: 22/21**

**Appeal** by Noel and Jean McHugh care of P.J. Moran of Highfield, Four Roads, County Roscommon against the decision made on the 11<sup>th</sup> day of March, 2022 by Roscommon County Council to refuse permission.

**Proposed Development:** Retention of domestic storage shed to rear of dwelling house at 54 Castle Manor, Racecourse Road, Roscommon.

## **Decision**

**GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.**



## Reasons and Considerations

Having regard to the Roscommon County Development Plan 2022-2028, including, inter alia, the general development management standards and criteria applicable in the assessment of domestic garages/sheds (section 12.9), the prevailing pattern and character of existing development in the vicinity, and the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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 with the planning authority and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.



2. The shed structure shall be used solely for use incidental to the enjoyment of the main dwelling and shall not be sold, rented or leased independently of the main dwelling, and shall not be used for the carrying on of any trade, business or commercial/industrial activity. The structure shall not be used for the purposes of independent habitation.

**Reason:** In the interest of clarity.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

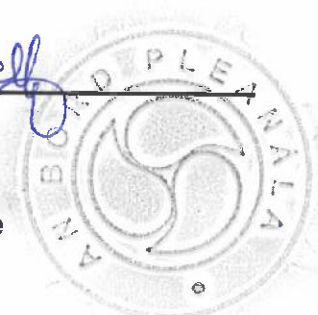
*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this *20<sup>th</sup>* day of *June* 2023.

*ESK*