

An
Bord
Pleanála

Board Order
ABP-314307-22

Planning and Development Acts 2000 to 2022

Planning Authority: Sligo County Council

Planning Register Reference Number: 22/187

Appeal by Ann O'Grady of 28 Lord Edward Street, Sligo against the decision made on the 19th day of July, 2022 by Sligo County Council to grant subject to conditions a permission to Noel Keegan care of Smith Associates of Deanery Street, Belturbet, County Cavan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of two-storey extension to rear comprising kitchen on ground floor and shower room on first floor and associated site works at 27 Lord Edward Street, 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.

Reasons and Considerations

Having regard to the limited views of the site from the public domain, the orientation of the terrace and the modest nature of the proposed development, situated to the rear of the terrace, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and would not give rise to overlooking, overshadowing or significant loss of sunlight or daylight. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as otherwise may 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 the commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The glazing to the first-floor bathroom window (rear elevation) shall be opaque.

Reason: In the interest of residential amenity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. No surface water from the proposed development shall discharge to the public road.

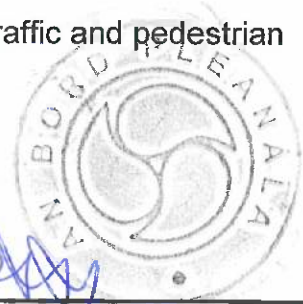
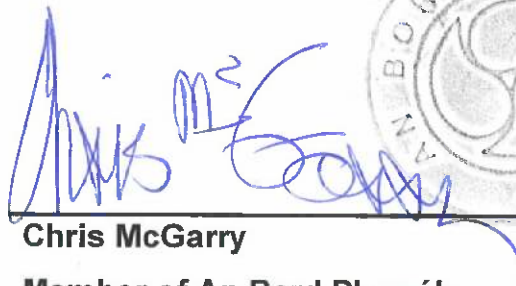
Reason: In the interest of public health and traffic safety.

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

Reason: In the interest of public health.

5. Prior to commencement of development, a Traffic Management Plan shall be submitted to the planning authority for written agreement to apply for the duration of construction works. This shall include arrangements for the management of pedestrians, movement of materials and plant to and from the site and parking during construction.

Reason: In the interest of orderly development, traffic and pedestrian safety.



Chris McGarry

Member of An Bord Pleanála

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

Dated this 30th day of June 2023.