



Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: 22603

Appeal by Patrick and Brian Connolly care of Shane Hanniffy and Associates Consulting Associates of Cottage, Maree, Oranmore, County Galway against the decision made on the 14th day of April 2023 by Roscommon County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention Permission to (1) retain dwelling house as two number dwelling units and (2) retain and complete modifications to dwelling units including amendments to internal layouts, entrance halls and replacement of substandard roof over at the corner of Castle Street/Castle Avenue, Roscommon, County Roscommon.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to, AMEND condition number 1 so

that it shall be as follows for the reason set out, and to REMOVE condition number 2 and the reason therefor.

1. The development shall be retained and completed in accordance with the plans and documents submitted with the application, as amended by further plans and particulars submitted on the 20th day of March 2023, and the plans submitted to the Board on the 11th day of May 2023. This grant of retention permission hereby authorises the use of the structure as two separate dwelling units.

Reason: In the interests of orderly development, clarity and the proper planning and sustainable development of the area.

Reasons and Considerations

In relation to condition 1 -

Having regard to -

- (i) the revisions made to the proposed development, received by the Board on the 11th day of May 2023,
- (ii) to the quantum, arrangement and accessibility of private amenity space provided to House A and House B,
- (iii) to SPPR2 (relating to Minimum Private Open Space Standards for Houses) of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, 2024,
- (iv) the provision of car parking to serve House A and House B, the requirements set out in Table 12.1 of the Roscommon County Development Plan 2022-2028, and the provision set out on page 193 of

the Roscommon County Development Plan 2022-2028 which allows for a reduction in car parking at locations close to the centre of towns,

the requirement that the subject property is used as single dwelling unit is therefore not warranted.

In relation to condition 2 -

As the requirement that the subject property is used as single dwelling unit is not warranted for the reasons set out above, the requirement to submit revised plans and particulars showing internal and external modifications necessary to return the subject structure to a single dwelling unit is therefore not warranted.



Patricia Calleary

Member of An Bord Pleanála

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



Dated this 13 day of August 2024.