

An
Bord
Pleanála

Board Order
ABP-320096-24

Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: 2460168.

Appeal by Luke Bruen of 88B Riley Street, Tuart Hill, Perth, WA6060, Australia against the decision made on the 7th day of June 2024 by Roscommon County Council to refuse a permission for the proposed development.

Proposed Development: Permission for construction of a storey and a half, three-bedroom detached dwelling house (159 square metres) with single-storey detached domestic garage (25 square metres) including provision of vehicular access to existing car park, connection to existing public services plus carry out all associated site development works including hard and soft landscaping, at Cootehall, Boyle, County Roscommon (site located to rear of Doyle's Building).

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

The proposed development which is seeking permission for the provision of a infill dwelling, would be in compliance with the provisions of the Roscommon County Development Plan 2022-2028. It is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with the surrounding area, would not give rise to undue negative impacts upon the residential amenity of the surrounding area and would not contravene a condition of any previous permission. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 15th day of April 2024, 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.

2. Details of the materials, colours and textures of all the external finishes to the proposed dwelling and garage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. These external finishes shall harmonise in texture and colour.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of public health.

4. The developer shall enter into wastewater and water connection agreements with Uisce Éireann.

Reason: In the interest of public health.

5. A landscaping scheme and boundary plan shall be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of residential and visual amenity.

6. The domestic garage shall not be used for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the house and shall not be used for commercial purposes without a prior grant of planning permission. In addition, it shall not be separated from the principal dwelling by lease or sale.

Reason: In the interest of residential amenity.

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

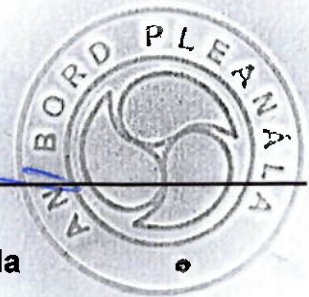
Reason: In order to safeguard the residential amenities of property in the vicinity.

8. The developer shall pay to the planning authority a financial contribution of in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.


Liam Bergin

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



Dated this 19th day of December 2024.