



Planning and Development Acts 2000 to 2022

Planning Authority: Sligo County Council

Planning Register Reference Number: 2460118

Appeal by Anthony and Deirdre Kilcoyne care of McGinty Planning and Development Consultants of Lislary, Ballinphull, County Sligo against the decision made on the 2nd day of July, 2024 by Sligo County Council to grant subject to conditions a permission to Aine O'Donnell and Silvestro Maggi care of Cian Neville of 40 Crozon Park, Knocknaganny, Sligo in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of a constructed single storey garage and wet room (15 square metres) to the side and rear of the existing dwelling with all associated works, all at 18 Sandy Cove, Strandhill, 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.

Reasons and Considerations

It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and completed shall be in accordance with the provisions of the Sligo County Development Plan 2024-2030, would not be out of character with the surrounding area, would not be visually detrimental to the area, would not impact negatively upon the current levels of residential amenity enjoyed at this location, and would, therefore, be in accordance with the proper and sustainable development of the area.

Conditions

1. The development shall be retained 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 11th day of June 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 retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The garage/wet room shall not be used for human habitation or for the keeping of pigs, poultry or pigeons, ponies or horses or for any other purpose other than a purpose incidental to the enjoyment of the dwellinghouse 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 dwellinghouse by lease or sale.

Reason: In the interest of residential amenity.



Mary Henchy

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

Dated this 2nd day of December 2024.