



An  
Bord  
Pleanála

## Board Order ABP-321800-25

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### Planning and Development Acts 2000 to 2022

**Planning Authority: Sligo County Council**

**Planning Register Reference Number: 24/60143**

**Appeal** by Fidelma Flynn care of McGinty Planning and Development Consultants of Lislary, Ballinphull, County Sligo against the decision made on the 9<sup>th</sup> day of January, 2025 by Sligo County Council to grant subject to conditions a permission to Owen McLean care of Michael Zaccheus of Carrowdough, Strandhill, County Sligo in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of the dwellinghouse, as constructed, with the following: change to the roof design, change to the fenestrations design and positions and oriented angle and positions. Retention is also sought for the domestic shed, as constructed (previous planning permission planning register reference number 19/153 refers), all at Glenasoolagh, Ballisadare, County Sligo.

### Decision

**GRANT permission for the above 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 nature and extent of the development proposed to be retained, the design characteristics and the planning history of the site, and the provisions of the Sligo County Development Plan 2024-2030, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not detract from the scenic value of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained, 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 11<sup>th</sup> day of December, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

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

2. All the relevant conditions attached to planning register reference number 19/153 shall continue to apply to this permission, except as may otherwise be required in order to comply with the following conditions.

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

3. Proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the public road, including from the driveway of the dwellinghouse. The developer shall submit detailed calculations, drawings and an implementation timeframe for the disposal of all surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interest of sustainable drainage.

4. The developer shall pay to the planning authority a financial contribution 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 within three months of the date of this Order 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. Details of the application of the terms of the Scheme 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 the proper application of the terms of the Scheme.

**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.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

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

Dated this *4<sup>th</sup>* day of *June*, 2025.