



An
Coimisiún
Pleanála

**Commission Order
PL-500229-SO**

Planning and Development Act 2000, as amended

Planning Authority: Sligo County Council

Planning Register Reference Number: PL 25/60099

Appeal by Eugene Kelly against the decision made on the 3rd day of November, 2025 by Sligo County Council to grant, subject to conditions, a permission to Jonathan Fowley in accordance with plans and particulars lodged with the said Council.

Proposed Development: The change of use from commercial to residential use, to include the demolition of a fully derelict existing two-storey rear extension and construction of a new two-storey extension, alongside the renovation of the existing building and the creation of a new dormer extension within the rear roof slope of the existing building, all to provide three new residential dwellings comprising one by two-bedroom unit, one by one-bedroom duplex unit, and one by one-bedroom unit, with all ancillary and associated site development works at 7 Union Street, Rathedmond, 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 provisions of the Sligo County Development Plan 2024-2030, the applicable site zoning objective 'TC1' which seeks inter alia to protect the historic character of Sligo's old town core through conservation, regeneration and public realm improvements, and to the pattern of development in the area, it is considered that, the proposed development would result in a vacant and disused building being brought back into active residential use, and subject to compliance with the conditions set out below, it is considered the proposed development would be in accordance with the policies and objectives of the Sligo County Development Plan 2024-2030, would not seriously injure the residential amenities of the area, would not adversely impact on the established character of the area or on the adjoining protected structure, would not constitute overdevelopment of the subject site, would not give rise to significant noise and disturbance, would be acceptable in terms of the residential amenities of future occupants, would not result in increased traffic congestion, and would align with national and local policy to achieve higher density and compact developments in town centres. 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 14th day of October 2025, 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 residential units shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

3. Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann.

Reason: In the interest of public health.

4. Drainage arrangements, including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. A plan containing details for the management of waste within the apartments, including the provision of facilities for the storage, separation and collection of the waste, and, in particular, recyclable materials and for the ongoing operation of these facilities for each apartment shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.

6. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including traffic and pedestrian management during construction, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and amenity.

7. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 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.

9. 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 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. 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 Coimisiún 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.

Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *12* day of *March* 2026.

