



An  
Coimisiún  
Pleanála

## Inspector's Report

### PL-500301-SO-25

---

<b>Development</b>	Retain double garage.
<b>Location</b>	Ardaghowen House, Ardaghowen Lane, Sligo town, Co. Sligo.
<b>Planning Authority</b>	Sligo County Council
<b>Planning Authority Reg. Ref.</b>	2560367
<b>Applicant</b>	Carrigan Asset Management Ltd
<b>Type of Application</b>	Retention
<b>Planning Authority Decision</b>	Grant Retention Permission
<b>Type of Appeal</b>	Third Party
<b>Appellant</b>	Anne and Larry Kelly
<b>Observer</b>	None
<b>Date of Site Inspection</b>	15 <sup>th</sup> January 2026
<b>Inspector</b>	John Duffy

# Contents

1.0 Site Location and Description .....	3
2.0 Development to be retained.....	3
3.0 Planning Authority Decision .....	4
3.1. Decision .....	4
3.2. Planning Authority Reports .....	4
3.3. Prescribed Bodies .....	5
3.4. Third Party Observations .....	5
4.0 Planning History.....	6
5.0 Policy and Context.....	6
5.1. Development Plan.....	6
5.2. National Guidance.....	9
5.3. Natural Heritage Designations .....	9
5.4. EIA Screening .....	10
6.0 The Appeal .....	10
6.1. Grounds of Appeal .....	10
6.2. Applicant Response .....	12
6.3. Planning Authority Response .....	13
6.4. Observations .....	13
7.0 Assessment.....	13
8.0 Recommendation.....	18
9.0 Reasons and Considerations.....	19
10.0 Conditions .....	19
Appendix 1 – Form 1: EIA Pre-Screening	

## 1.0 Site Location and Description

- 1.1. The appeal site relates to part of the lands accommodating the last house on the southern side of Ardaghowen Lane, known as Ardaghowen House, at the eastern edge of Sligo town centre. Ardaghowen Lane is a cul-de-sac of well-established and mainly detached sizable houses, to the east of The Mall. Sligo Regional Hospital is located within 280m to the west of the site.
- 1.2. Ardaghowen House is listed in the Record of Protected Structures (RPS No. 295 SE). In recent years, the house has been taken out of dereliction, and it now functions as a family home. The appeal site measures c 0.035ha and is located in excess of 80m north of Ardaghowen House, within a field, adjoining the northern boundary of the site. The site contains an existing single storey pitched roof double garage finished in steel, measuring approximately 92sqm and with two roller shutter doors on its southern elevation. The garage is c 5m in height, with a Finished Floor Level (FFL) at +5.00, which is c 1.5m higher than the adjoining public road. Attached to the western elevation of the garage is a 5m high timber slatted panel which covers this side of the garage. A smaller timber slatted panel is affixed to part of the northern elevation of the garage facing the public road.
- 1.3. Adjoining the appeal site to the east is an outdoor arena bounded by wooden fencing.

## 2.0 Development to be retained

- Retention of double garage (92.7sqm). The steel structure comprises prefinished box profile metal cladding on a galvanised steel frame.
- Finished Floor Level (FFL) at +5.00 is c 1.5m higher than the adjoining public road.
- A soakaway is located to the west of the garage as per submitted floor plan.

In addition to standard plans and particulars the planning application was accompanied by a cover letter / Conservation Statement prepared by the applicant's Conservation Architect. This is summarised as follows

- The garage is located at the northern boundary of the lands, beyond the established curtilage of the dwelling to which protection refers and therefore does not adversely impact or detract from the dwelling. In this regard reference is made

to a Sligo County Council Map ‘outlining the boundary to which protection is limited.’

- Location chosen for the garage is on the footprint of historical outhouse structures of similar scale. Figure 1 of the report is an extract from Sligo 25” map which indicates structures occupied the appeal site. The subject development is consistent with the historical building pattern of the demesne.
- Appended to the report is an Ordnance Survey map of the subject lands with the house / protected structure encompassed by a red line. The map is dated July 2015 and marked as ‘Sligo County Council – Enforcement Section.’

### **3.0 Planning Authority Decision**

#### **3.1. Decision**

The planning authority granted retention permission on 24<sup>th</sup> October 2025 subject to two conditions.

Condition 2 states the following:

*The shed shall not be used for human habitation or for commercial purposes or for any purposes other than for purposes incidental to the enjoyment of the dwelling.*

*Reason: To protect the residential amenities of the area.*

#### **3.2. Planning Authority Reports**

##### **3.2.1. Planning Report**

- The Planning Officer’s report dated 22<sup>nd</sup> October 2025 outlines the nature of the proposal, relevant County Development Plan policy and details of the third-party submission received.
- The report refers to the appraisal of Ardaghowen House provided by the National Inventory of Architectural Heritage (NIAH) which notes that the house is located on the site of an earlier house known as Ellenville and that part of this may have been absorbed into the present building.

- Having regard to the above and given separation distances, the features of the house and the location of the garage, the planning authority concluded the garage does not impact negatively on the protected structure. The planning authority considered the structure to be ancillary, noting no alterations to the entrance and no intensification of use.
- A grant of retention of permission was recommended.

### 3.2.2. Other Technical Reports

While the planner's report notes the application was referred to the Area Engineer and the Heritage Officer, there are no other technical reports on file.

### 3.3. Prescribed Bodies

- Referrals were made by the planning authority to Department of Housing, Heritage and Local Government and The Heritage Council. No subsequent submissions were received.
- Having regard to Article 28(1)(c)(i) and (ii) of the Planning and Development Regulations 2001, as amended, An Coimisiún Pleanála sought comments from An Taisce, An Chomhairle Ealaíon and Fáilte Ireland. No submissions were subsequently received.

### 3.4. Third Party Observations

One third party submission was received and summarised by the planning authority as follows:

- Structure erected in a single day without opportunity for due process.
- Serious problem with the location, scale, materials, and industrial style of the building.
- The building is a total aberration in the context of its surroundings both in its siting on the grounds of a protected structure, Ardaghowen House, and also in the context of the residential nature of Ardaghowen Lane as a whole.

- Ardaghownen House has a large land area attached to it which could easily provide a more suitable site and style of building to accommodate a double garage.
- The Site Location Map and the Site Layout Map in the planning application show a green boundary around Ardaghownen House which purports to show the extent of the Protected Structure. This conflicts with the view of the Sligo County Council Planner, in the previous invalid application, who determined that the building to be retained is within the curtilage of a Protected Structure.

## 4.0 Planning History

No recent valid applications on the subject site and adjoining lands.

## 5.0 Policy Context

### 5.1. Development Plan

- 5.1.1. The Sligo County Development Plan 2024-2030 is the operative Plan for the area, and it came into force on 11<sup>th</sup> November 2024. On 8<sup>th</sup> of November 2024, the Minister of State for Local Government and Planning issued a 'Draft Direction' to the planning authority under Section 31 of the Planning and Development Act, 2000 (as amended). The Draft Direction concerns a number of items which do not specifically relate to the subject site. Therefore, I am satisfied that the Commission may assess the appeal under the current development plan.
- 5.1.2. The appeal site is zoned 'eRES – existing residential areas' with the Objective to 'Protect and enhance the residential amenity of established residential areas and their communal or public open space and allow for small-scale infill development which is appropriate to the character and pattern of development in the immediate area. The introduction of other compatible or ancillary uses, redevelopment and regeneration may also be considered in these areas, as long as the dominant use remains residential.'

- 5.1.3. The Sligo Town Objectives Map associated with the Sligo County Development Plan 2024-2030 indicates an Urban Roads objective (UR-2) to the south of the appeal site and running along lands to the east of the site.

***UR-2** Complete the Eastern Garavogue Bridge and Approach Roads scheme during the life of the CDP 2024-2030.*

There is also an objective to provide a green corridor to the south-west of the lands along the Garavogue river. **Objective GC-1-G** refers which states the following:

*It is an objective of Sligo County Council to develop a walking, cycling and jogging network, including the following green corridors:*

***G.** Clereragh River Way: Bridge Street to Hazelwood (northern Garavogue banks) and **J.** Fallon footbridge to Cleveragh Park (southern riverbanks).*

- 5.1.4. Chapter 25 relates to Built Heritage. Section 25.3 relates to architectural heritage and notes that the Plan seeks to protect and conserve building and structures of architectural, historical, archaeological, artistic, cultural, scientific, social and technical importance.

Section 25.3.1 relates to the Record of Protected Structures (RPS) and notes the following:

*A Protected Structure, unless otherwise stated in the RPS, includes the interior of the structure, the land lying within its curtilage, any other structures and their interiors, and all of the fixtures and features that form part of the interior or exterior of any of these structures.*

Relevant Architectural heritage policies:

P-ARH-1: Preserve, protect and enhance the architectural heritage of County Sligo for future generations by seeking to prevent the demolition or inappropriate alteration of protected structures and their settings.

P-ARH-2: Ensure that any development, modifications, alterations, or extensions affecting a protected structure, an adjoining structure or a structure within an ACA is sited and designed appropriately and is not detrimental to the character of the structure, to its setting or the general character of the ACA.

Ardaghowen House is listed in the Record of Protected Structures (RPS No. 295 SE) and there is no commentary therein in respect of its curtilage. It is also listed on the NIAH (Reg. No. 32008009) as having regional importance. The NIAH describes the property as follows:

#### Description

*Detached multi-bay two-storey house, built c. 1890, now derelict. South-facing four-bay main block with single-storey flat-roofed canted bay window to east, linked by two-storey flat-roofed building (with single-storey flat-roofed porch to west and octagonal sun room to east) to, lower, two-storey block to north. Hipped slate roof, clay ridge and hip tiles to main block, lead-capped hip rolls to north block, painted smooth-rendered corbelled chimneystacks with octagonal yellow clay pots, painted timber fascias and soffits, cast-iron rainwater goods. Painted smooth-rendered ruled-and-lined walling, chamfered plinth, crenellations to porch. Square-headed window openings, painted stone sills, hood moulding over porch window, painted six-over-six timber sash windows to first floor, ground floor windows boarded up. Four-centred-arched door openings to north and south sides of porch, plain-glazed fanlights, painted timber double doors each with three panel with vertical sub-division, limestone steps to threshold, cobbled paving. Painted timber sun room, engaged colonettes at angles, round-headed windows, oblong overlights with square coloured glass leaded panes, glazed roof, wrought-iron finial. Set in overgrown grounds on elevated site overlooking town and Garavogue River, approached from north by sweeping driveway leading to crenellated gate screen with curved flanking walls terminating in octagonal crenellated piers, outbuildings including stables to north.*

#### Appraisal

*This rambling house is located on the site of an earlier house known as Ellenville part of which may have been absorbed into the present building. Basically classical in style, it also has a Tudor Gothic porch and gate screen. The late-Victorian sun room is elaborately detailed. Original sash windows survive. Cobbled surfaces around the entrance porch are also of interest.*

Chapter 33 relates to Development Management Standards.

Section 33.2.2 *Impact of development on its surroundings*. The following factors (summarised) will be considered in assessing the impact of a proposed development in both urban and rural areas:

- a. degree of overshadowing and loss of light to surrounding properties and amenity spaces;
- b. degree of overlooking;
- c. the extent to which the development impacts on structures, streets or spaces of architectural, archaeological or historic importance;
- d. the extent to which the development impacts on important landmarks, on a skyline or on attractive public views from significant vantage points;
- e. the quality of the overall design;
- f. the effect of the development on the microclimate in the immediate vicinity.

Section 33.6 relates to *Impact on architectural heritage* and sets out requirements where an application relates to a development which would consist of, or comprise the carrying out of works to a protected structure.

Section 33.4.5 relates to Ancillary Buildings and states:

*Sheds and garages are common features of rural residential properties. Such structures can have a significant visual impact on the landscape. The Planning Authority will carefully assess the visual impact of ancillary buildings. In order to minimise the combined visual impact of houses and ancillary structures, sheds or garages should generally be single-storey and positioned to the side or rear of the house, unless it can be shown that the development cannot be seen from the public road or surrounding landscape*

## 5.2. National Guidance

Architectural Heritage Protection Guidelines for Planning Authorities (2011). Section 13.1 relates to 'Determining the Curtilage of a Protected Structure.'

## 5.3. Natural Heritage Designations

Lough Gill SAC (Site Code 001976) is located c 0.11km to the south-east. Cummeen Strand / Drumcliff Bay (Sligo Bay) SAC (Site Code 000627) is located approximately

1km to the west. Cummeen Strand SPA (Site Code 004035) is located c 1.3km to the north-west.

#### 5.4. **EIA Screening**

Having regard to the nature and type of development to be retained, it is considered that it does not fall within the classes listed in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended, and as such preliminary examination or an environmental impact assessment is not required.

### 6.0 **The Appeal**

Anne and Larry Kelly who reside at Ardaghown Lane and west of the application site have submitted a third-party appeal in connection with the planning authority's decision to grant retention permission for the double garage structure.

#### 6.1. **Grounds of Appeal**

The grounds of appeal may be summarised as follows:

- The third-party submission appears to have been dismissed in the planner's report.
- The 'Reason' for Condition 1 indicates the development is not completed. This is queried.
- Condition 2 refers to a 'shed' and not a 'double garage.'
- Wording of condition 2 relating to use of the structure is vague and ambiguous.
- Description of the building as a double garage ancillary to the dwelling is disingenuous.
- Site layout plans show the large size of the double garage and its significant distance from Ardaghown House. However the garage is nearer the appellant's house (c 50m), and it is visible from the living areas.
- Works at Ardaghown House and its grounds were undertaken in the last 10 years, including a new entrance gateway and tree felling. The entrance to the house is off Ardaghown Lane. The shed is close to the entrance and abuts the public road, so it is visible before one even accesses Ardaghown House.

- Appellant feels they are entitled to have the integrity of their house considered in the decision-making process.
- Shed is a blot on the landscape.
- Concerns raised regarding the size, siting and materials used for the shed. Such a structure would be common on farms and acceptable in situations where consideration is given to adjoining dwellings.
- The appeal refers to a previous invalid application relating to the development whereby the planner considered the site to be within the curtilage of the Protected Structure.
- The use of the structure is not in the application. Applicant had previously indicated that horses would be stabled in the shed. This is concerning in terms of effluent build-up, odours and flies.
- Planner's report does not take cognisance of planned future development in the area including the new eastern bypass road near the site in addition to new housing developments. This will bring the shed into focus for many additional people in the future.
- An earlier report from the planning authority detailed that the subject garage and the associated equestrian facilities are unauthorised.
- The building was erected in one day and it could be disassembled and relocated to a more suitable position on the landholding.

Attachments to the appeal:

- A copy of the third-party observation made by the appellant to the planning authority. (Summarised in section 3.4 above).
- Photos of structure under construction and completed in October 2023.
- A photo of the structure (May 2025).
- Copy of memo from Executive Planner to Administrative Officer dated 6<sup>th</sup> February 2024 relating to an invalidated application on the site (Reg. Ref. 2360344 refers). In summary, the memo requests that the applicant is informed that the building is within the curtilage of a protected structure and that submitted public notices did not comply with the Planning and Development Regulations 2001 as amended in this regard.

- Copy of a newspaper article describing Ardaghowen House and grounds when it was for sale in 1999.

## 6.2. Applicant Response

The response to the appeal was received from Foundation Management Consultants Ltd. on behalf of the applicant on 9<sup>th</sup> December 2025. It describes the subject site, the nature of the proposal and sets out the planning authority's decision. The response may be summarised as follows:

### Planning conditions

- Concur with appellant that Condition 1 refers to the 'proposed development.' Invites Commission to omit this condition.
- Commission invited to amend Condition 2 by omitting reference to 'shed' in lieu of reference to 'garage' for consistency purposes.

### Site description / development

- It appears from historical mapping that the garage is not located within the curtilage of the protected structure. Reference is made to, and an extract is provided of First Edition 6-inch mapping surveyed between 1829 and 1834, stated to show the entrance to then Ellenville as a separate field to the north-west. It is stated that the garage is located in that field.
- Section 13.1.1 of the Architectural Heritage Protection Guidelines is set out relating to the curtilage of a protected structure.
- It is clear the planner visited the site and understands the relationship of the garage to the wider property. The garage was assessed in the context of the protected structure, and it was concluded that no negative impact arises.
- Applicant agrees with the assessment that the siting of the garage avoids impact on the protected structure and accords with P-ARH-2 of the Development Plan.

### Impact on appellant's property

- Appellant does not substantiate their concerns with the size, siting and materials used for the structure.

- The garage is significantly removed (at least by 40m) from the nearest dwelling ensuring no overbearing impact.
- It is of single storey design and is positioned away from the most sensitive receptor (Ardaghown House) and not widely visible unless approaching very close to the structure. Further, the area is lightly trafficked.
- Garage is not of a scale, height, or design capable of causing a materially negative impact.
- Timber screening appropriately screens garage from views from the south.
- There are other relatively large and modern buildings in the area which have garages not excessive in scale compared to surrounding structures.

#### Uses

- Building is designed as a garage and is not for any one use. The use is described in the public notices as a garage.
- Not used for agricultural purposes.
- Distance from garage to house is to ensure no negative impact on protected structure.

### 6.3. **Planning Authority Response**

The response received on 11<sup>th</sup> December 2025 refers the Commission to the planner's report and considers the development is consistent with the provisions of the County Development Plan and would be suitable at the subject location. The response notes the appellant has not submitted any additional information in the appeal which would alter the decision made on the application.

### 6.4. **Observations**

None.

## 7.0 **Assessment**

- 7.1. Having examined the application details and all other documentation on file, including the reports of the local authority, and having inspected the site, and having regard to

the relevant local and national policies and guidance, I consider the substantive issues in this appeal to be considered as follows:

- Principle of development
- Design and scale and impact on visual amenity
- Use of garage
- Planning Authority conditions
- Water Framework Directive – Screening
- AA Screening

## **7.2. Development description / Principle of development**

- 7.2.1. The appellant considers the development description of the subject building as a double garage ancillary to the dwelling, to be disingenuous. In this context, the appeal notes the large size of the building and its separation distance from Ardaghowen House.
- 7.2.2. I note the size of the double garage is given as 92.7sqm in the application form. It is located approximately 80m north of Ardaghowen House in the north-western corner a field indicated to be in the applicant's ownership.
- 7.2.3. Having visited and inspected the site and garage and also having regard to the submitted elevation drawings and floor plans of the single storey building, I am of the opinion that the building is accurately and appropriately described as a double garage in the public notices.
- 7.2.4. The subject site and adjoining lands are zoned 'eRES – existing residential areas.' A garage is a common feature of residential properties in both rural and urban locations. I observed the use of the garage as being ancillary to Ardaghowen House and this matter is considered further in section 7.4 below. Having regard to the foregoing, I am of the view that the development to be retained is acceptable in principle, subject to compliance with all relevant planning criteria.

7.2.5. There is reference made in the appeal to the curtilage of Ardaghowen House (protected structure). I note that the curtilage of the protected structure is not defined in the Record of Protected Structures. I consider the curtilage of the protected structure to be that of the complex and associated outbuildings and the driveway with flanking walls leading to the octagonal crenellated piers. As such my view is that the appeal site is not within the curtilage of the protected structure.

### 7.3. **Design and scale and impact on visual amenity**

7.3.1. The third-party appeal raises concerns regarding the siting, size and external finishes of the double garage. The pitched roof height of the garage is given as 5m. External finishes comprise prefinished box profile metal cladding on a galvanised steel frame. The structure is partly visible from Ardaghowen Lane given its location at the northern boundary of the lands and that its FFL is 1.5m higher than the adjoining public road.

7.3.2. While the double garage is relatively large at just above 90sqm, given the extent of the applicant's overall landholding and the substantial house on the lands, I concur with the Planning Officer's assessment that the double garage proposed for retention is of a size and scale appropriate and proportionate to the existing house.

7.3.3. I accept that the steel finish of the garage means that it is more visible than if it was finished in black or dark green cladding. Notwithstanding, I note the single storey design of the garage, its location at the end of Ardaghowen Lane (and beyond the entrance to Ardaghowen House), that it is located c 40m from the nearest dwelling on the lane and that no overbearing impact arises. I also note that the garage is screened to an extent by a stand of trees to the west and the applicant has also erected timber slats on the western elevation of the structure to assist in its assimilation into the receiving landscape. I consider that the massing of the garage is not extensive and that it would not seriously injure the visual amenities of this area. I note the appellant has indicated that development proposals in the area mean the shed will be seen by many additional people in the future. However, as set out above, I am of the view that the garage would not seriously injure the visual amenities of the area.

7.3.4. Having examined the proposed development against Section 33.2.2 of the County Development Plan, *Impact of development on its surroundings*, I note that nearby

properties/amenity spaces would not suffer overshadowing/loss of light or overlooking impacts. I consider the garage to be retained would not impact on structures, streets, or spaces of architectural or archaeological or historic importance. The development does not impact on important landmarks, on a skyline or on attractive public views and would not impact on the microclimate in the immediate area. Finally I consider the design to be acceptable. I therefore conclude that the proposal would be acceptable given the above favourable outcome when assessed against the criteria outlined in Section 33.2.2 of the County Development Plan.

- 7.3.5. I also concur with the applicant's view that the development to be retained accords with Development Plan Policy P-ARH-2. In this context, the garage, appropriately sited some distance from Ardaghown House, is not detrimental to the character or setting of the protected structure.

#### **7.4. Use of garage**

- 7.4.1. The appellant questions the use of the garage, noting that this was not detailed in the planning application. The applicant's agent states the structure is a garage and is not for any one use.
- 7.4.2. From the site inspection it is apparent that the garage is in use as a stable for two ponies which are owned by the family residing at Ardaghown House. An outside arena adjoins the garage and on the day of the site inspection the ponies were grazing the nearby field. Having undertaken the site inspection I am satisfied that this is not a commercial operation but a family pastime.
- 7.4.3. The appellant has concerns relating to the stabling of horses in close proximity to their house and in this context refers to effluent build-up and disposal, odours and flies. The appellant states their house is located 50m from the garage. Given the stated separation distance between the appellant's house and the garage to be retained, I would not anticipate undue impacts arising on nearby houses, including that of the appellants.
- 7.4.4. From the site inspection I noted that there was no horse manure build-up in the vicinity of the garage and the outdoor arena and it was apparent that these facilities are well-

kept and maintained on a regular basis. The onus is on the owners of the animals to dispose of the manure in an appropriate manner, and in this regard, options would include composting which transforms the manure into very effective fertiliser for gardens or alternatively engagement of a service to collect and dispose of or repurpose manure, ensuring it is dealt with in an environmentally responsible manner. Two ponies would not produce a significant amount of manure, and I do not anticipate problems arising in this regard.

7.4.5. To conclude, I consider the use of the double garage to be acceptable.

#### **7.5. Planning Authority conditions**

7.5.1. The appellant is critical of the conditions attached to the permission by the planning authority, noting that the reason associated with Condition 1 refers to 'proposed development,' although the development is in place. Condition 2 refers to a 'shed' rather than a 'double garage.' The applicant generally concurs with the appellant in these matters. The appellant also considers that the wording of Condition 2 relating to the use of the structure is vague and ambiguous.

7.5.2. Subject to minor amendments to the text, I consider the planning authority conditions to be acceptable and appropriate. I consider the text of Condition 2 to be wholly appropriate given that it explicitly states the purposes for which the development may and may not be used. Should the Commission decide to grant retention permission I would recommend inclusion of a similarly worded condition.

7.5.3. Finally, should permission be granted, I recommend an additional standard condition relating to drainage arrangements and disposal of surface water.

#### **7.6. Water Framework Directive - Screening**

7.6.1. The appeal site is located at the eastern edge of Sligo town and comprises the north-western part of a field upon which the double garage to be retained is constructed.

7.6.2. I have assessed the proposal and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface and ground water bodies in order to reach good status (meaning both

good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and groundwater bodies either qualitatively or quantitatively. The reasons for this are as follows:

- The nature of the works comprising a relatively small scale of development.
- The lack of direct hydrological connections from the site to any surface and transitional water bodies.
- The location of the site on zoned residential lands.

7.6.3. I conclude, on the basis of objective information, that the development to be retained will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

## 7.7. **AA Screening**

7.7.1. I have considered the proposal which involves retention of a double garage in light of the requirements of sections 177S and 177U of the Planning and Development Act 2000, as amended.

7.7.2. The proposal is not located within or immediately adjacent to any European Site. Lough Gill SAC (Site Code 001976) is located c 0.11km to the south-east. Cummeen Strand / Drumcliff Bay (Sligo Bay) SAC (Site Code 000627) is located approximately 1km to the west while Cummeen Strand SPA (Site Code 004035) lies c 1.3km to the north-west.

7.7.3. Having considered the nature, scale and location of the project, I am satisfied it can be eliminated from further assessment because it could not have any effect on a European Site. The reasons for this conclusion are as follows:

- Relatively small scale and nature of the proposal.
- Location-distance from nearest European sites.
- Absence of any meaningful direct and indirect pathways to any European site.

- Taking into account the screening determination of the planning authority.

7.7.4. I conclude on the basis of objective information that the development to be retained would not have a likely significant effect on any European Site either alone or in combination with any other plans or projects.

7.7.5. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000 as amended) is not required.

## 8.0 Recommendation

8.1. I recommend that retention permission be granted.

## 9.0 Reasons and Considerations

Having regard to the provisions of the Sligo County Development Plan 2024-2030, the applicable site zoning objective 'existing residential areas,' and the nature, scale and siting of the development to be retained, it is considered that subject to compliance with the conditions set out below, the development to be retained would be in accordance with the policies and objectives of the Sligo County Development Plan 2024-2030, would not be detrimental to the character or setting of Ardaghowen House (Protected Structure), and would not seriously injure the visual and residential amenities of the area. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 10.0 Conditions

1.	The development to be retained shall accord with the plans and particulars lodged with the application, 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.
----	--

	<b>Reason:</b> In the interest of clarity.
2.	<p>(a) The double garage to be retained shall be for use ancillary to the enjoyment of the main dwelling. The structure shall not be used as habitable accommodation or as an independent self-contained living unit.</p> <p>(b) The subject structure shall not be sold, let or otherwise transferred or conveyed, save as part of the house.</p> <p><b>Reason:</b> In the interests of clarity and the proper planning and sustainable development of the area.</p>
3.	<p>Drainage arrangements, including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

---

John Duffy  
 Planning Inspector  
 2<sup>nd</sup> March 2026

## Appendix 1 - Form 1

### EIA Pre-Screening

**[EIAR not submitted]**

<b>An Coimisiún Pleanála Case Reference</b>	PL-500301-SO-25		
<b>Development Summary</b>	Retention of double garage.		
<b>Development Address</b>	Ardaghowen House, Ardaghowen Lane, Sligo.		
<b>1. Does the development come within the definition of a 'project' for the purposes of EIA?</b> (that is involving construction works, demolition, or interventions in the natural surroundings)		<b>Yes</b>	X
		<b>No</b>	
<b>2. Is the development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?</b>			
<b>Yes</b>			EIA Mandatory EIAR required
<b>No</b>	X		Proceed to Q.3
<b>3. Is the development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?</b>			
		<b>Threshold</b>	<b>Comment (if relevant)</b>
			<b>Conclusion</b>
<b>No</b>	X	N/A	No EIAR or Preliminary Examination required
<b>Yes</b>			Proceed to Q.4

**4. Has Schedule 7A information been submitted?**

<b>No</b>		<b>Preliminary Examination required</b>
<b>Yes</b>		<b>Screening Determination required</b>

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_