



An  
Bord  
Pleanála

**Board Direction**  
**BD-006252-20**  
**ABP-306641-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2020.

The Board decided to grant permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the nature, scale and design of the proposed development, historical use of the site and the existing development on site, the location of the site along a designated waterway and the objectives of the River Basin Management Plan 2018-2021, it is considered that, subject to the following conditions, the proposed development would be in accordance with the provisions of the Roscommon County Development Plan 2014-2020, including those relating to the protection of wetlands and inland waterways, would be appropriate for the location, would not seriously injure the visual amenities of the area or of property in the vicinity and would not be likely to cause a deterioration in the quality of water or the ecological status of Lough Allen. 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, 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. (a) The mitigation measures and associated monitoring, outlined in the plans and particulars relating to the proposed development, shall be carried out in full, except as may otherwise be required in order to comply with the following conditions.

(b) A suitably qualified ecologist shall be retained by the developer, or any agent acting on its behalf, to oversee site set-up and the construction of the proposed development and the implementation of mitigation and all monitoring measures relating to ecology set out in the construction method statement submitted. The ecologist shall be present during site construction works.

**Reason:** In the interest of clarity and the protection of the environment and in order to minimise the impact of construction activity on species and habitats of conservation interest and on the wider terrestrial and aquatic biodiversity of the area.

3. a) All dredged material to be stored for drying, shall be located in an area surrounded by a drainage filtration system, in order to prevent dredged material from contaminating the lake.

b) All suitable dredged material shall be reused on site.

c) All dredged material deemed to be unsuitable as fill material shall be removed by an approved waste collector to a licenced or permitted facility, within one month of the completion of the development.

**Reason:** In the interests of orderly development and environmental protection.

4. (a) All construction materials shall be stored in a designated storage area which shall be fenced off;
- (b) No fuel shall be stored on site unless suitably banded;
- (c) All refuelling of plant shall be carried out in a designated area, in order to prevent spillage into the lake. The designated area shall be identified on a revised site layout to be submitted to the Planning Authority prior to the commencement of development.
- (d) All waste oils shall be collected by a licensed waste oil collector;
- (e) Spill kits including an adequate number of oil booms and soakage pads shall be retained on site at all times in order to deal with any accidental spillage.

**Reason:** In the interests of orderly development and environmental protection.

5. Drainage arrangements, including the 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 and to ensure a proper standard of development.

**Board Member**

**Date:** 14/08/2020

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Maria FitzGerald