



An
Bord
Pleanála

Board Direction
ABP-307834-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2021.

The Board decided, as set out in the following Order, that that the use of the existing breakwater at Lough Allen Lodge, Tawlaght townland, Lough Allen, County Roscommon, is not development.

Board Order as follows:-

WHEREAS a question has arisen as to whether the use of an existing breakwater at Lough Allen Lodge, Tawlaght townland, Lough Allen, County Roscommon, is or is not development or is or is not exempted development:

AND WHEREAS Saskia de Jong requested a declaration on this question from Roscommon County Council on the 6th day of July, 2020:

AND WHEREAS Roscommon County Council referred this declaration for review to An Bord Pleanála on the 4th day of August, 2020:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000, as amended,
- (b) the planning history of the site,
- (c) the pattern of development in the area,
- (d) the submissions on file from the referrer and the stated owner / occupier of the subject residential property:

AND WHEREAS An Bord Pleanála has concluded that:

- (a) historical mapping of the site indicates the existence of a quay and associated infrastructure in this location during the mid-19th century, while there is also evidence of a physical feature existing in the same position as the subject breakwater since 2013-2015 and;
- (b) substantive evidence of works to this breakwater or a material change of use of this breakwater conforming to development within the meaning of Section 3 of the Planning and Development Act 2000, as amended, has not been provided or identified.

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5(4)(a) of the Planning and Development Act 2000, as amended, hereby decides that the use of the existing breakwater at Lough Allen Lodge, Tawlaght townland, Lough Allen, County Roscommon, is not development.

Board Member:

Date: 20/01/2021

Paul Hyde