

An
Bord
Pleanála

Board Direction
BD-009933-22
ABP-310940-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/02/2022.

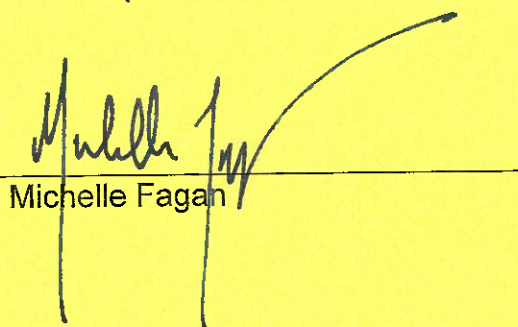
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The Board is not satisfied that the site is suitable for the safe disposal of effluent having regard to previously observed water in the test holes, the overall characteristic of the land (including extensive growth of rushes) and the soils on site which generally demonstrate poor percolation characteristics and also have regard to the consultation response received from the Environment Section of Roscommon County Council. The proposed development would therefore be prejudicial to public health and contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed house design by reason of the inclusion of an extensive basement area which requires excessive excavation would adversely impact on the natural contour levels of the existing site and result in an unacceptable alteration of the existing natural topography and landform in close proximity to Lough Eidin. The proposed development would, therefore, be contrary to the provisions of Section 9.5 (Rural Siting and Design) of the Roscommon County Development Plan 2014 – 2020 and would seriously

injure the visual amenities of the area and therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 03/02/2022