



An
Bord
Pleanála

Board Direction BD-018475-24 ABP-319356-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/12/2024.

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

Reasons and Considerations

1. Having regard to the site location, on lands that are not zoned for residential development within the Hodson Bay / Barrymore Area Plan boundary, Volume 2 of the Roscommon County Development Plan 2022-2028, it is considered that the proposed development of 25 dwelling units would not accord with the provisions of the Core Strategy and the Settlement Hierarchy set out in table 2.2: Core Strategy Allocations, or with policy objective CS 2.2 that seeks consistency with the Core Strategy. The proposed development would represent an uncoordinated and unsustainable approach to the residential growth of the area and would militate against the achievement of balanced residential growth throughout the county and would therefore be contrary to the principles of the core strategy as set out in the Roscommon County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have significant effect on the Lough Ree SAC and Lough Ree SPA, or any other European site, in view of the sites' conservation objectives. In such circumstances the Board is precluded from granting permission.

Board Member


Martina Hennessy

Date:

16/12/2024