

An
Bord
Pleanála

Board Direction
BD-019912-25
ABP-321974-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/06/2025.

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

Reasons and Considerations

1. Policy Objectives ITC 7.51 and ITC 7.52 of the Roscommon County Development Plan 2022-2028, and Policy Objective HB 10 in the Area Plan require adherence to the provisions of the 'Planning System and Flood Risk Assessment – Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in 2009. In the said Guidelines, it is provided that a Justification Test shall be required where 'Highly Vulnerable' development lies within an area identified as either Flood Zone A or Flood Zone B. In Table 3.1 of the said Guidelines, proposed dwelling houses are included in the 'Highly Vulnerable' class. In the Strategic Flood Risk Assessment that accompanies the County Development Plan, part of the proposed residential development falls within Flood Zone B, and a small part within Flood Zone A. A Justification test was not submitted with the appeal. In the absence of such a Justification Test, the Board is not satisfied that the proposed development would not give rise to flooding. Accordingly, to permit the proposed development would be contrary to the aforementioned Policy Objectives ITC 7.51 and 7.52 of the County Development Plan and

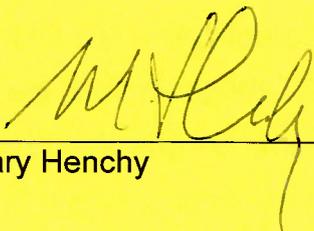
would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information provided with the application and appeal, and in the absence of a Natura Impact Statement, the Board is not satisfied that the proposed development individually would not be likely to have a significant effect on the Lough Ree Special Area of Conservation (Site Code 000440) and the Lough Ree Special Protection Area (Site Code 004060) in view of the sites' conservation objectives.

Note: The Board did not concur with the Inspector that the provision of an additional house would contravene Policy objective CS 2.2 of the Roscommon County Development Plan, 2022-2028. The County Development identifies the area as a serviced village; the Hodson Bay/ Barrymore Area Plan recognises the potential for additional residential development within the plan area, therefore the provision of an additional dwelling accords with the Development Plan.

Regarding the design of the proposed house, the Board considered the house design to be a bespoke design that has regard to its setting and to protecting the amenity of adjoining property. The Board having reviewed the totality of documents on the file including the Inspectors photographs concluded the bulk of the structure, due to the design of the dwelling and the use of a varied pallet of materials is not overbearing on adjoining property, and that due to the design including the positioning of the fenestration, the dwelling would not result in overlooking to a degree that would detract from the amenity of adjoining property. The Board noted the existing varied building line, and the layout of adjoining properties relative to the proposed structure, the Board concluded that the proposed development in terms of design and layout is acceptable.

Board Member



Mary Henchy

Date: 11/06/2025