

Board Order PL 20.248935

Planning and Development Acts 2000 to 2017

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/17/208

Appeal by Michael Gaffney care of Emma Pillion Planning of Fardrum, Athlone, County Westmeath against the decision made on the 3rd day of July, 2017 by Roscommon County Council to refuse permission consequent on the grant of outline permission to the said Michael Gaffney.

Proposed Development: Permission consequent on the grant of outline permission (PD/11/394) for the construction of two number dwellinghouses, two number wastewater treatment systems and all associate works, all at Lackan (ED Kilteevan) Townland, Portrun, County Roscommon.

Decision

REFUSE permission consequent on the grant of outline permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

It is considered that the details of the proposed development submitted for permission consequent differ materially from the terms of outline permission on the site granted by Roscommon County Council on the 7th day of June, 2012, under planning register reference number PD/11/394, and in particular condition number 20 which requires that no works take place within a designated area and a 3 metres minimum separation distance from the access road to the Lough Ree Special Area of Conservation (Site Code 000440). The Board is, therefore, precluded from granting permission consequent on the grant of outline permission for the proposed development.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2018

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