



Planning and Development Acts 2000 to 2019

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/18/621

APPEAL by Clare Lennon of Millbrook, Bealnamulla, Athlone, County Roscommon against the decision made on the 29th day of July, 2019 by Roscommon County Council to grant subject to conditions a permission to Eamon Minagh care of MMKDA Consulting Engineers of 7 Main Street, Athlone, County Westmeath for the proposed development.

Proposed Development: The construction of two number detached dwellings together with ancillary services and all associated site works at Millbrook, Bellanamullia Townland, Athlone, County Roscommon, as amended by the further public notice received by the planning authority on the 2nd day of July, 2019.

Decision

REFUSE 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

1. On the basis of the information submitted with the planning application and the 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 a significant effect on the River Shannon Callows Special Area of Conservation (Site Code: 000216) and the Middle Shannon Callows Special Protection Area (Site Code: 004096), or any other European site, in view of the site's conservation objectives. In such circumstances, the Board is precluded from granting permission.

2. The proposed development is in an area that is at risk of flooding. The Board is not satisfied, on the basis of the information lodged with the planning application and in response to the appeal, that the proposed development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2019.