

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

Having regard to the nature, scale and design of the proposed development, the historical use of the site and the existing development on the site, the location of the site along a designated waterway, and the objectives of the River Basin Management Plan 2018-2021 issued by the Department of Housing, Planning and Local Government, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the Roscommon County Development Plan 2014-2020, including those relating to the protection of wetlands and inland waterways, would be appropriate for the location, would not seriously injure the visual amenities of the area or of property in the vicinity, and would not be likely to cause a deterioration in the quality of water or the ecological status of Lough Allen. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

3. (a) All dredged material to be stored for drying, shall be located in an area surrounded by a drainage filtration system, in order to prevent dredged material from contaminating the lake.
- (b) All suitable dredged material shall be reused on site.
- (c) All dredged material deemed to be unsuitable as fill material shall be removed by an approved waste collector to a licenced or permitted facility, within one month of the completion of the development.

Reason: In the interests of orderly development and environmental protection.

4. (a) All construction materials shall be stored in a designated storage area which shall be fenced off.
- (b) No fuel shall be stored on site unless suitably banded.
- (c) All refuelling of plant shall be carried out in a designated area, in order to prevent spillage into the lake. The designated area shall be identified on a revised site layout which shall be submitted to and agreed in writing with the planning authority prior to commencement of development.
- (d) All waste oils shall be collected by a licensed waste oil collector.
- (e) Spill kits including an adequate number of oil booms and soakage pads shall be retained on site at all times in order to deal with any accidental spillage.

Reason: In the interests of orderly development and environmental protection.

5. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

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

Dated this day of 2020.