

An
Bord
Pleanála

Board Order
ABP-310940-21

Planning and Development Acts 2000 to 2021

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/20/236

APPEAL by Ciaran King care of Collins Boyd Engineers and Architects of Galway Road, Roscommon against the decision made on the 29th day of June, 2021 by Roscommon County Council to refuse permission.

Proposed Development: The construction of a two floor dwellinghouse (single storey over basement) consisting of four number bedrooms, two bay basement garage and ancillary areas, along with the installation of a sewerage treatment plant and percolation area, access road and connections to all services and all other associated site works, all at Tumna, Carrick on Shannon, County Roscommon.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

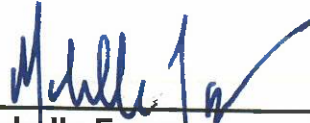
Matters Considered

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. The Board is not satisfied that the site is suitable for the safe disposal of effluent having regard to previously observed water in the test holes, the overall characteristic of the land (including extensive growth of rushes) and the soils on site which generally demonstrate poor percolation characteristics and also having regard to the consultation response received from the Environment Section of Roscommon County Council. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.
2. It is considered that the design of the proposed house, by reason of the inclusion of an extensive basement area which requires excessive excavation, would adversely impact on the natural contour levels of the existing site and result in an unacceptable alteration of the existing natural topography and landform in close proximity to Lough Eidin. The proposed development would, therefore, be contrary to the provisions of Section 9.5 (Rural Siting and Design) of the Roscommon County Development Plan 2014 – 2020, would seriously injure the visual

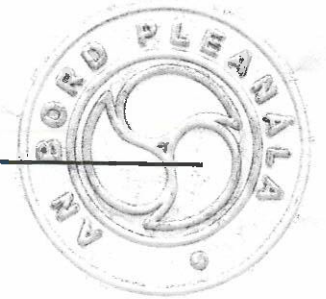
amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 11th day of February 2022.