



An
Bord
Pleanála

Board Order
ABP-319356-24

Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: 2460008

APPEAL by Aidan Kelly care of Collins Boyd Engineers and Architects of Galway Road, Roscommon against the decision made on the 29th day of February 2024 by Roscommon County Council to refuse permission.

Proposed Development: Outline permission for the construction of 25 number two-storey detached dwelling houses together with all associated site development works and connections to public services, at Barry More Townland, Kiltoom, Athlone, County Roscommon.

Decision

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

Reasons and Considerations

1. Having regard to the site location, on lands that are not zoned for residential development within the Hodson Bay / Barrymore Area Plan boundary, Volume 2 of the Roscommon County Development Plan 2022-2028, it is considered that the proposed development of 25

dwelling units would not accord with the provisions of the Core Strategy and the Settlement Hierarchy set out in table 2.2: Core Strategy Allocations, or with policy objective CS 2.2 that seeks consistency with the Core Strategy. The proposed development would represent an uncoordinated and unsustainable approach to the residential growth of the area and would militate against the achievement of balanced residential growth throughout the county and would therefore be contrary to the principles of the core strategy as set out in the Roscommon County Development Plan 2022-2028. The proposed development 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 cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have significant effect on the Lough Ree Special Area of Conservation (Site Code 000440) and Lough Ree Special Protection Area (Site Code 004064), or any other European site, in view of the sites' conservation objectives. In such circumstances the Board is precluded from granting permission.



Martina Hennessy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 18th day of December 2024.