



An  
Coimisiún  
Pleanála

Commission Order  
ABP-321974-25

---

**Planning and Development Acts 2000 to 2024**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: PD/24/60563**

**APPEAL** by Patrick and Anne O'Meara care of Graphite Design Limited of Cappalisheen, Kiltoom, Athlone, County Roscommon against the decision made on the 4<sup>th</sup> day of February, 2025 by Roscommon County Council to refuse permission.

**Proposed Development:** Construction of a two-bedroom dwelling, revised existing vehicle entrance, connection to mains sewer and water services and all associated site works and landscaping at Gortalocha, Barrymore, Athlone, County Roscommon.

## **Decision**

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

## Reasons and Considerations

1. Policy Objectives ITC 7.51 and ITC 7.52 of the Roscommon County Development Plan 2022-2028, and Policy Objective HB 10 in the Area Plan require adherence to the provisions of the 'Planning System and Flood Risk Assessment – Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in 2009. In the said Guidelines, it is provided that a Justification Test shall be required where 'Highly Vulnerable' development lies within an area identified as either Flood Zone A or Flood Zone B. In Table 3.1 of the Guidelines, proposed dwelling houses are included in the 'Highly Vulnerable' class. In the Strategic Flood Risk Assessment that accompanies the County Development Plan, part of the proposed residential development falls within Flood Zone B, and a small part within Flood Zone A. A Justification test was not submitted with the appeal. In the absence of such a Justification Test, the Commission is not satisfied that the proposed development would not give rise to flooding. Accordingly, to permit the proposed development would be contrary to the aforementioned Policy Objectives ITC 7.51 and 7.52 of the County Development Plan and 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 Commission is not satisfied that the proposed development individually would not be likely to have a significant effect on the Lough Ree Special Area of Conservation (Site code: 000440) and the Lough Ree Special Protection Area (Site code: 004060) in view of the sites' conservation objectives.



**Mary Henchy**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission**



Dated this 26<sup>th</sup> day of June 2025