



An
Bord
Pleanála

Inspector's Report ABP-316270-23

Development	Provision of 10 prefabricated glamping pods, conversion of existing shed to communal toilet facility, universal access toilet & shower room, with kitchen, diner, laundry & drying room and games room, 13 car parking bays, 16 bicycle stands and all associated works.
Location	Glebe, Cloondara, Co. Longford.
Planning Authority	Longford County Council
Planning Authority Reg. Ref.	22290
Applicants	Raymond and Ann Brogan
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant	Aileen Mollaghan, School Bord of Management
Date of Site Inspection	4 th September 2023
Inspector	Dolores McCague

1.0 Introduction

- 1.1.1. This is an addendum to the inspector's report and should be read in conjunction with the Inspector's report.
- 1.1.2. This report has been prepared in response to Bord Direction -BD-015920-24 of the 25th March 2024 which requires an addendum report from the Inspector taking into account all submissions received and other relevant matters, arising from Board correspondence.

1.2. Board Correspondence

- 1.2.1. The Board decided to issue a Section 132 notice to the applicant requesting further information on the potential impact of flood risk from the adjacent watercourse on the development.

It was noted that the Langan report, July 2019 refers to a previous application on the site and may need to be updated to reflect the proposed development.

The NIS may need to be updated to reflect further information.

- 1.2.2. The notice issued 5th April 2024.
- 1.2.3. The applicant responded with a Natura Impact Statement and a Flood Risk Assessment, 1st May 2024.
- 1.2.4. The appellant made a further observation on the applicant's response on the 10th June 2024. That observation has not been circulated. I do not consider it necessary to circulate the further observation as no new issue arises.

1.3. Flood Risk Assessment

- 1.3.1. The Flood Risk Assessment by AYESA, includes:

Figure 4-3 location of past flood events, Shannon winter 1999/2000 and Shannon winter 1954. The flooded area does not include the subject site.

CFRAM Study – the Office of Public Works (OPW) and its partners, Longford Council, have undertaken the flood risk management plan for the Shannon Upper &

Lower River Basin (UOM25-26)¹, a catchment based flood risk assessment and management study of the entire Shannon Catchment, including the River Shannon and its tributaries.

Map no. S2526CLA_EXFCD_F1_01, provided, illustrates the fluvial flood extents developed during the CFRAM study. Figure 4-9 illustrates the 10% AEP, 1% AEP and 0.1% AEP flood extents relative to the proposed development site. There is no flood risk in the proposed development site.

The CFRAM study did not predict any coastal, pluvial or groundwater flooding in the area and there were no maps produced for these sources of flooding.

The CFRAM study did not include the Royal Canal, but the levels are controlled by the lock gates and the risk can be fully mitigated given this control and the natural levels on-site.

1.4. Natura Impact Statement

- 1.4.1. The Natura Impact Statement, by ByrneLooby Report No W3679-BLP-R-ENV-004 Revision 01 is similar to the Natura Impact Statement by ByrneLooby, previously submitted and reaches the same conclusion.

1.5. Appellant's Response

- 1.5.1. The agent for the appellant has responded to the Natura Impact Statement, stating that it is all right provided that the Flood Risk Assessment is ok.

- 1.5.2. The agent for the appellant has responded to the Flood Risk Assessment including:

P4 The entire site is currently dezoned, having previously been designated for tourism/mixed use.

P5 core objective – avoid inappropriate development in areas at risk of flooding.

P10 existing ground levels on site range from 39m OD to 40.08m OD.

P11 Canal bank levels range between 39.79m and 40.40m OD. The water level in the canal on the day of the survey was 39.62m OD. The water level (in the lock) at the time of inspection was approx. 39.73m OD.

¹ Unit of Management (UoM) 25/26 which forms part of the Shannon River Basin District

The water level in the lock was 0.73m above part of the de-zoned application site. The core objective obliges avoidance of inappropriate development in an area at risk. The proposed development is inappropriate as the site was de-zoned and part of the site is below water level in the nearby lock.

2.0 Further Assessment

- 2.1.1. The site levels are detailed on drawing no. A103-SL submitted to the planning authority with the application, and existing and proposed levels are shown on drawing no. A104-SL submitted as further information.
- 2.1.2. The lowest pod is to be located where existing ground level is 39.836m OD and will have a finished floor level of 40.500m OD.
- 2.1.3. Water levels are given for the canal on drawing no. A103-SL The highest water level is 39.624m OD.
- 2.1.4. I am satisfied that the site is not liable to flooding from the Camlin River / River Shannon.
- 2.1.5. I am satisfied that the control of water levels in the Royal Canal, by the lock gates, mitigates any risk from this waterway.
- 2.1.6. Regarding the Planning System and Flood Risk Management Guidelines, which are quoted in the Flood Risk Assessment and the Appellant's Response, the site is not in an area at risk of flooding and therefore the advice to 'avoid inappropriate development' does not arise.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Planning Inspector

31st July 2024