

Validation Checklist

Lodgement Number : **LDG-065440-23**

Case Number: **ABP-317704-23**

Customer: **Pat McManus**

Lodgement Date: **01/08/2023 10:24:00**

Validation Officer: **James Sweeney**

PA Name: **Roscommon County Council**

PA Reg Ref: **22526**

Case Type: **Normal Planning Appeal PDA2000**

Lodgement Type: **Appeal**



An
Bord
Pleanála

Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm PA Case Link	Confirmed-Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Correct
Name and Address available	Yes
Agent Name and Address available (if engaged)	Not Applicable
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	Yes
Received On time	Yes
3rd Party Acknowledgement	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes
Valid Lodgement Channel	Yes

BP01

BP05

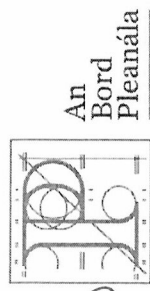
BP07

Run at: 01/08/2023 12:48

Run by: James Sweeney

Lodgement Cover Sheet - LDG-065440-23

ABP-317704-23
3 V Crest



Details

Lodgement Date	01/08/2023
Customer	Pat McManus
Lodgement Channel	Post
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Categorisation

Lodgement Type	Appeal
Section	Processing

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro 220
Fee Value	0.00
Refund Amount	0.00

Appeal

Arch Rec ✓
Decision 6/7/23: 218
3A Notified 1/8/23

Run at: 01/08/2023 10:30

Run by: Pádraic Keane

Lodgement ID	LDG-065440-23
Map ID	
Created By	Pádraic Keane
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	

DD-016923-23

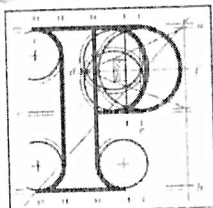
PA Name	Roscommon County Council
Case Type (3rd Level Category)	

22526

Observation/Objection Allowed?	
Payment	PMT-050714-23
Related Payment Details Record	PD-050595-23

Appeals Type	
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PA Case Details Manual	
PA Case Number	
PA Decision	
PA Decision Date	
Lodgement Deadline	
Development Description	
Development Address	



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Bord
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Planning Appeal Form

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Pat McManus

(b) Address

Rooskey, Bealnamulla, Athlone, Co. Roscommon

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

NOT APPLICABLE

(b) Agent's address

NOT APPLICABLE

AN BORD PLEANÁLA	
LDG-	<u>065440-23</u>
ABP-	_____
01 AUG 2023	
Fee: €	<u>220</u> Type: <u>CHG</u>
Time: _____	By: <u>Post</u>

Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

☒

The agent at the address in Part 2

☐

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) Planning authority

(for example: Ballytown City Council)

Roscommon County Council

(b) Planning authority register reference number

(for example: 18/0123)

22/526

(c) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Rooskey Townlands, Bealnamulla, Athlone, Co. Roscommon

Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

I wish to appeal the decision granted by Roscommon County Council Reference (22/526).

The development of this sand, stone and gravel extraction facility adjacent to an existing concrete plant would negatively affect the residential amenity of homes and farms in the immediate vicinity. The houses in the vicinity of Kildea Concrete are already subject to a significant amount of noise (at times commencing as early as 5am) and dust from the plant. The proposed development is immediately adjacent to Kildea's Concrete Plant and will add to the noise and dust issue in the area. Conditions 7 -10 of the application outline requirements to install dust monitoring points/gauges to monitor future dust depositions. However, existing dust/debris from the concrete plant are not currently monitored and have already negatively impacted the local area with dust covering local houses, vegetation and hedgerows. Additional dust from the site would further negatively affect air quality in the area.

Roscommon County Council has not addressed concerns regarding road traffic safety and extra traffic on the rural road associated with this new business during the operational phase of the development. Condition 24 only addresses traffic, and parking during the construction stage of the development. The extra traffic on the road associated with this new business will impact the operation of my farm and introduce a safety risk to my family, neighbours and school children from the local school, who need

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

to walk on the verge of the L2025 in order to access public transport and school buses.

I have concerns that the proposed well to serve the development is situated close to my land, would be tapping into the same water source. This will interfere with the supply of water to my home and farm. Condition 18 does not take adequately take into account the impact water abstraction from the proposed well on private wells in the area.

Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the "yes, I wish to request an oral hearing" box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the "No, I do not wish to request an oral hearing" box.

Yes, I wish to request an oral hearing

☐

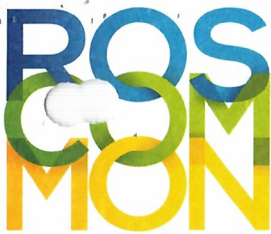
No, I do not wish to request an oral hearing

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NALA has awarded this document its Plain English Mark

Last updated: April 2019





Comhairle Contae
Ros Comáin
Roscommon
County Council



REGISTERED POST

Patrick McManus,
Rooskagh,
Bealnamulla,
Athlone, Co. Roscommon.

Date: 14/02/2023

Planning Reference: PD/22/526

Applicant: Eamon Harney

Development: Permission for development consisting of the extraction of sand, stone and gravel (site area 6.938 hectares) The development will involve the extraction of sand, stone and gravel over an extraction area of 4.90 hectares (volume to be extracted = 466.766m³ approximately) over a 10 year period, screening/processing of stone, sand and gravel from the site using mobile plant, construction of offices (33m²), welfare facilities (9m²), well, water settlement pond (area 2,020 m²), weighbridge, wheel wash, entrance, set down area, carparking, truck parking, refuelling pad, petrol oil interceptor, fencing, landscaping/screening, signage, lighting, wastewater storage, tank for site offices, and all other ancillary works. (The land will be restored to agricultural lands on the completion of the extraction of sand, stone and gravel) (An Environmental Impact Assessment Report (EIAR) has been submitted with the planning application) at Rooskagh Townland, Bellanamullia (Bealnamulla), Athlone, Co. Roscommon.

PLANNING AND DEVELOPMENT REGULATIONS 2001 (as amended)

ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION ON A PLANNING APPLICATION

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

PLANNING AUTHORITY NAME: ROSCOMMON COUNTY COUNCIL

PLANNING APPLICATION REFERENCE No: PD/22/526

A further submission/observation in writing has been received from Patrick McManus on 25/01/2023 in relation to the above planning application.

The appropriate fee of €20.00 was paid with the submission received on 25/01/2023.

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Le meas,

Administrative Officer, Planning.

Áras an Chontae, Roscommon, F42 VR98

T 090 6637100 F 090 6625599 E customerservice@roscommoncoco.ie

W roscommon.ie RoscommonCountyCouncil @roscommoncoco



Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

25/01/2023 14:08:23

Receipt No. L01/0/220908

PATRICK MCMANUS
ROOSKAGH
BEALNAMULLIA
ATHLONE
CO. ROSCOMMON

PLANNING SUBMISSION/OBJECT FEE 20.00
GOODS 20.00
VAT Exempt/Non-vatable
PD/22/526

Total: 20.00 EUR

Tendered
Cash 20.00

Change 0.00

Issued By: Bernadine Duignan
From: Central Cash Office