

Record of Pre-Planning Consultation – Section 247 of the Planning Act

Planner (name and position): Karen Dunleavy, Assistant Planner

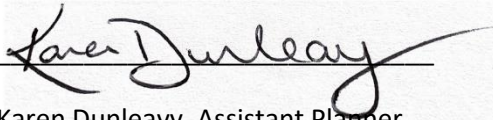
Preplanning ref. No.: PP 4395

Site Visit undertaken: No

Date of site visit: n/a **Date of meeting:** 10 am, 18th July 2023 (Telephone Conversation)

Attendees : (applicant / agent / other)	Edward Doyle (Applicant) Karen Dunleavy (Assistant Planner, RCC)
Applicant:	Edward Doyle
Interest in Land	Owner
Site Location	Cloonadra, Ballyleague, Co. Roscommon
Development Proposal	Single storey dwelling house
Supporting documentation received	– Preplanning applications form – Location map and folio map.
Planning Policy	<u>Sustainable Rural Housing Guidelines for Planning Authorities.</u> <u>Roscommon County Development Plan 2022-2028:</u> Chapter 2: Core Strategy & Settlement Policy • Section 2.6 Settlement Hierarchy • Section 2.7 Settlement Strategy Chapter 3: People, Places & Houses • Section 3.9 Rural Housing • Section 3.10 Rural Area Types Chapter 7 – Infrastructure, Transport and Communications • Section 7.8 Water Services

	Chapter 9: Built Heritage Chapter 12: Development Management • Section 12.7 Rural House Design Considerations. • Section 12.24 Roads and Transportation.
Site Specific consideration	• Principle of Development: A folio map outlining 3 parcels of land has been submitted, during the meeting it was clarified by the applicant that the site was located on the western side of the L-6098-1 (marked on the folio map as 11233_2). Need to ensure that the site is large enough to facilitate a dwelling, WWTP and (private well if required). • Planning History: None attached to site to any of the sites. • Policy: RCDP. • Rural Area Zone: Policy Area B: Remaining Rural Area. • Site Characterisation: Applicant will be required to submit a proposal to treat and dispose of waste water in accordance with the EPA COP 2021. • Landscape Character Value: Slieve Bawn and Feirish Bogland Basin- Very High Value. • Water Supply: unknown- if Group Water Scheme, a letter of consent is required; Uisce Éireann a pre-connection enquiry to be completed and documentary evidence to be submitted with any planning application. • Environmental Considerations: Natura 2000 site – 530m to Lough Ree SAC/ SPA a planning application would be subject to an AA Screening. • Built Heritage: None of the sites are located within an archaeological zone of RMP. • Traffic Implications: As clarified the site is located on a local road the L-6098-1, 90 metre sight lines is required in both directions. ○ L-6098-1 road appear to be in very poor condition. • Design Considerations: Section 9.5 and 9.8 of the CDP and Rural Design Guidelines should be consulted in regard to dwelling design, sensitive approach required as the Landscape Character Area is of a very high value. • Landscaping: Appears to be mature hedgerow on the subject site, it will be necessary to retain as much of this as possible. A detailed landscaping plan identifying native species proposal is essential to the application.


 Karen Dunleavy, Assistant Planner

20th July 2023