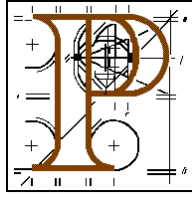


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2006

Roscommon County

Planning Register Reference Number: 06/466

An Bord Pleanála Reference Number: PL 20.219879

APPEAL by Michael J. McHugh care of Percy Podger and Associates of French Furze House, Kildare, County Kildare against the decision made on the 4th day of September, 2006 by Roscommon County Council to grant subject to conditions a permission to Kevin Doherty care of Christopher O' Dowd of Bridge Street, Boyle, County Roscommon.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse and garage together with proprietary wastewater treatment system, soil polishing filter and ancillary site works at Reycroftspark, Boyle, County Roscommon.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the applicant's housing and employment circumstances, the fact that the site is outside the family's landholding and that other more suitable sites might be available to him, it is considered, on the basis of the submissions made in connection with the planning application and the appeal, that the proposed development would not meet the rural housing need criteria of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 for a house in this area under strong urban influence from Boyle. The proposed development would result in an excessive concentration of housing in this unserved rural area and would lead to demands for services in an area where they are not proposed. The proposed development would set an undesirable precedent for further such development and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the shallowness of the overburden over the highly permeable limestone bedrock, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that wastewater can be satisfactorily treated without risk of pollution of groundwater, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would present an unacceptable risk of water pollution, would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the prominent open elevated position of the site in the landscape, it is considered that the proposed development would fail to integrate with the rural landscape and environment and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2007.