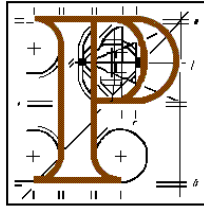


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Roscommon County

Planning Register Reference Number: PD/14/172

An Bord Pleanála Reference Number: PL 20.244063

APPEAL by Fergal Greene care of HG Architectural Design and Planning Consultants of Aughty View, Moate, Killimor, Ballinasloe, County Galway against the decision made on the 10th day of October, 2014 by Roscommon County Council to refuse permission.

PROPOSED DEVELOPMENT: (a) New site entrance, (b) construction of a new two-storey dwellinghouse, (c) construction of a domestic garage/store, (d) septic tank system with percolation area and (e) all associated site works at Kilbegly, Ballinasloe, County Roscommon.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the location of the site with an area designated as “Structurally Weak” in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and in a ‘Category B’ rural area, designated as being under urban influence, as set out in Table 5.3 of the Roscommon County Development Plan 2014-2020, and based on the submissions made in connection with the planning application and the appeal, the Board is not satisfied that the applicant has established a rural generated housing need for a dwelling at this location. The proposed development would, therefore, be contrary to the said Ministerial guidelines and the said development plan which are considered to be reasonable. 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 2015.