



Planning and Development Acts 2000 to 2019

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/19/575

APPEAL by Alan and Catherine Beirne care of James Lohan Consulting Engineers of 22 Castle View Terrace, Castle Street, Roscommon against the decision made on the 3rd day of January, 2020 by Roscommon County Council to refuse permission.

Proposed Development: To construct a dwellinghouse with domestic garage, connection to services and carry out all ancillary site works at The Walk, Roscommon, County Roscommon.

Decision

REFUSE permission for the above proposed development in accordance with 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 zoning of the site as part of the 'Strategic Residential Reserve' in the Roscommon Town Local Area Plan 2014-2020, the objective of which is to provide for new residential development following the development or grant of planning permission for all lands zoned 'New Residential' in the town and subject to a demonstrable demand, the documentation submitted with the planning application and the planning appeal, and the availability of 'New Residential' lands within the town, it is considered that the proposed development, would not be in compliance with the said zoning objective and would form a haphazard, piecemeal development. Furthermore, it is considered that having regard to the location and nature of the zoned, serviced site, surrounded by other zoned lands and established housing, the proposed development would not be consistent with National Policy Objective 35, as set out in the National Planning Framework adopted by the Government of Ireland in 2018, which seeks to increase residential density in settlements through a range of measures including infill development schemes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

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

Dated this day of 2020