



Planning and Development Acts 2000 to 2019

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/19/509

APPEAL by Laura Mulooley of 51 Hawthorn Drive, Roscommon against the decision made on the 16th day of March, 2020 by Roscommon County Council to refuse permission.

Proposed Development: Construction of a bungalow type dwellinghouse and garage with wastewater treatment system and raised mound percolation area and all associated site works at Mote Demesne Townland, 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

The site is located in an area categorised as a 'Category B – Areas Under Urban Influence' as indicated in Section 5.11 'Housing in the Countryside' and Map 12 'Rural Housing Policy' of the Roscommon County Development Plan 2014 - 2020 (as varied). As indicated in Rural Housing Policy 5.29, prospective applicants seeking new housing developments in the countryside shall be required to meet the suitability criteria set out in Table 5.4 of the Development Plan, for the rural housing policy category area within which the development site is situated. This policy is considered reasonable. Having regard to the information submitted with the application and the appeal, it is not considered that the applicant meets the qualifying requirements in relation to rural-generated housing need in this Category B area as contained in Table 5.3 of the Development Plan, the applicant therefore fails to meet the criteria of Table 5.4 and thus fails to comply with the said Policy 5.29. In addition, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, adopted by the Government, for areas that are designated as being under urban influence, to "facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area...having regard to the viability of smaller towns and rural settlements". The Board is not satisfied that the

applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in local or national policy for a house at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020