



Board Direction

Ref: PL20.245474

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 25th 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

The site is located in an area which is identified in the Roscommon County Development Plan 2014-2020 as being under urban influence. It is the policy of the planning authority, as set out in section 5.11 of that plan, to restrict the development of houses in such areas to those that meet a rural generated housing need. The board considered that, on the basis of the submissions made in connection with the planning application and the appeal, the applicant does not come within the scope of the housing need criteria as set out in the Development Plan for a house at this location. The proposed development would therefore contravene the provisions of the development plan and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 25.01.16
Paul Hyde