



An  
Bord  
Pleanála

**Board Direction**  
**PL 20.247448**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 6<sup>th</sup>, 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

In coming to its decision the Board had regard, inter alia, to:

- the modest nature of the proposed development in an existing village setting;
- the planning history of the site including the permission granted under PL20.235893 for 12 houses and outline permission for 8 additional residential units;
- the abandonment of the plans to provide a sewage treatment plant in the village under the serviced land initiative;
- the provisions of the Roscommon County Development Plan 2014-2020 including the identification of Brideswell as a Tier 4 settlement;
- the pattern of development in the area,
- the submissions and documentation on file; and

- the report of the planning Inspector.

### **Appropriate Assessment Screening**

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site.

In completing the screening for Appropriate Assessment, the Board accepted and adopted the Inspector's screening assessment and conclusion, as set out in the Inspector's report, in respect of the identification of the European sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the proposed development, either individually or in combination with other plans or projects, on these European sites in view of the sites' Conservation Objectives. The Board is satisfied that the development, either individually or in combination with other plans or projects, would not have been likely to have a significant effect on any European site, in view of the sites' Conservation Objectives.

### **Proper Planning and Sustainable Development Conclusion**

It is considered that, subject to compliance with the conditions set out below, the proposed development would provide a viable alternative to one-off development in the countryside, would help to sustain the vitality and vibrancy of the village settlement by lending support to the range of existing services, would improve the public open space and car parking provision with the village centre, would not be prejudicial to public health, would not seriously injure the visual or residential amenities of the area, would not seriously injure the character of the village and would not injure or interfere with any historic monument or the archaeological heritage of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that, having regard to the planning history of the site and the

amended development plan policy provisions, the proposed development would help to sustain this rural village and provided an alternative to one off housing development in the countryside. The Board concurred with the Inspector that the effluent treatment proposals were acceptable.

### **Conditions**

1. Standard Plan particulars
  
2. The external finishes shall be in accordance with drawings submitted to the planning authority save for the proposed 'hallmark walling stone or similar approved' which shall be replaced by nap plastered wall finish.

**Reason:** In the interests of visual amenity and the character of the village.

3. The power lines traversing the site shall be undergrounded or relocated at the developer's expense.

**Reason:** In the interests of visual amenity.

4. Internal Road 1
5. Standard lighting
6. Cables
7. Estate naming scheme
8. Landscaped Open Space 2
9. Archaeological monitoring condition
10. Construction and demolition waste
11. Bond security 1
12. S.48 unspecified

**Date:** March 7<sup>th</sup>, 2017

**Board Member**

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Nicholas Mulcahy

