



An
Bord
Pleanála

Board Direction
PL20.247543

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 20th, 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is a policy of the current Roscommon County Development Plan "to reinforce and support the existing and/or emerging network of towns, villages and other settlements in rural areas." This policy is considered reasonable. The proposed development for an urban generated dwelling located in a "Rural Area Under Strong Urban Influence" and in close proximity to the Tier 4 settlement of Termonbarry, which has adequate available housing stock/serviced lands, would contravene the above policy and would be contrary to the aims of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to evidence of a seasonally high water table at the location of the proposed development, the Board is not satisfied, on the basis of the information submitted with the planning application and the appeal, that the site can be drained satisfactorily by means of the proposed proprietary wastewater treatment system. Furthermore, the Board considered that taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by individual wastewater treatment systems, and would constitute an unacceptable risk of groundwater pollution connected with the disposal of

wastewater. The proposed development would, therefore, be prejudicial to environmental and public health.

Board Member

Date: March 22nd, 2017

Nicholas Mulcahy