



An
Bord
Pleanála

Board Direction
PL20.247820

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 19th 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 Having regard to the location of the site with an area designated as "Structurally Weak" in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and in a 'Category B' rural area, designated as being under urban influence, as set out in Table 5.3 of the Roscommon County Development Plan 2014-2020, and based on the submissions made in connection with the planning application and the appeal, the Board is not satisfied that the applicant has sufficiently established a rural generated housing need for a dwelling at this location. The proposed development would, therefore, be contrary to the said Ministerial guidelines and the said development plan which are considered to be reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2 The proposed development would be accessed from an accommodation road designed to facilitate farming activities it is considered that by itself and the precedence it would set for other residential development constitute a traffic hazard by reason of intensification of substandard road unsuitable for housing development. Furthermore, it is considering that proposed development in the remote rural area would lead to demands for the uneconomic provision of public services and infrastructure in an un-serviced rural location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3 Having regard to the ground conditions on site and to the submissions on file and having regard to the evidence of eutrophication of water channels that are tributaries of the River Shannon and down gradient to the site the Board was not satisfied that the proposed development would not 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: 22.05.17

Paul Hyde