



An
Bord
Pleanála

Board Direction
PL20.248934

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 8th 2018.

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

Reasons and Considerations

The Roscommon County Development Plan 2014-2020 seeks to reverse negative trends and pressures from housing located at greater and greater distances from town centres and has determined that the appropriate location of new residential development, should be plan led based on the sequential approach to zoning, extending outwards from the centre of the urban area, notwithstanding the established residential zoning the proposed development of three large dwellings would increase the scale of residential use where currently established residential development is of very limited scale, would tend to increase the demand for services and dependency on car travel and would accordingly be contrary to the proper planning and sustainable development of the area.

Note: The Board shared the concerns of the planning authority with regard to design, siting and impact on the visual amenities of the area and considered that that the proposed design would not be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 08.02.18

Paul Hyde