



An
Bord
Pleanála

Board Direction
PL20.249079

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th February 2018.

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 stated aim of the Roscommon County Development Plan 2014-2020 'to direct new rural housing to the towns and villages in the County' and it is a policy of this Plan 'to reinforce and support the existing and/or emerging network of towns, villages and other settlements in rural areas', and this policy is considered reasonable. As is required in Section 5.11 of the Development Plan, there is no site-specific basis for allowing the proposed development of an urban-generated dwelling to be located on the appeal site and in close proximity to the Tier 4 settlement of Termonbarry, and, therefore, the proposed development would contravene the above policy and the stated aim of the Roscommon County Development Plan 2014-2020. In addition, the proposed development 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 particular regard to the seasonally high-water table, which was encountered on site, the Board is not satisfied that it has been satisfactorily shown that, notwithstanding the proposed use of a proprietary wastewater treatment system incorporating a raised percolation area, the subject site is capable of disposing of surface and wastewater generated by the proposed development, safely and without prejudicing public health. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 5th February 2018

Eugene Nixon