



An
Bord
Pleanála

Board Direction
PL20.249180

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th 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. Having regard to the location of the proposed development in a Rural Area Under Strong Urban Influence and within an area designated as Urban Periphery, where there is a high density of almost continuous road frontage type development, the proposed development would be contrary to the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 which recommends against the creation of ribbon development and policy 5.35 of the Roscommon Development Plan 2014-2020 which states that ribbon development and urban sprawl will be discouraged. The proposed development would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site within "Area Under Strong Urban Influence" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Roscommon

County Development Plan 2014-2020, it is considered that the applicant has not demonstrated compliance with the housing need criteria as set out in the Guidelines for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the topography of the site, the location of the dwelling on a high point of a hill, and the level of cut and fill proposed to the site, the proposed development would form a discordant and obtrusive feature on the landscape at this location. The proposed development would therefore seriously injure the rural character and visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would militate against the preservation of the rural environment. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
4. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by wastewater treatment systems in the area and would be prejudicial to public health. On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on Lough Ree SAC and SPA, or any other European site, in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting approval/permission.

Board Member

Date: 8th February 2018

Eugene Nixon