



An  
Bord  
Pleanála

**Board Direction**  
**BD-003352-19**  
**ABP-303782-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/19/2019.

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

### **Reasons and Considerations**

The proposal would provide new residential development on lands identified as 'Residential Reserve' within the Strokestown Area Plan as contained within the Roscommon County Development Plan 2014-2020. Section 5.8.2 of the Roscommon County Development Plan 2014-2020 permits the development of such lands only when (a) all lands zoned 'new residential' have been developed or (b) all 'new residential' lands have been subject to a grant of planning permission and there is demonstrable demand supported by factual evidence for further new residential development within the Plan area. This is reasonable. 'New Residential' lands within the Strokestown settlement remain undeveloped and without extant planning permissions, the proposed development would therefore be considered premature and would be contrary to both the zoning objective for the site and to the provisions of the Roscommon County Development Plan 2014-2020. The proposal would also be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 19/06/2019

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John Connolly