



An  
Bord  
Pleanála

**Board Direction**  
**BD-004020-19**  
**ABP-304460-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11<sup>th</sup> September 2019.

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 existing and permitted development in the area, it is considered that the proposed development would give rise an excessive density of unsustainable suburban-type development in a rural area, would militate against the preservation of the rural environment, would lead to demand for the provision of further public services and community facilities, and would set a precedent for a pattern of further similar unsustainable development in the area. 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 a Category Area C in the Roscommon County Development Plan 2014-2020, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, it is considered that the proposed development does not

comply with National Policy Objective 19, and, as such, would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 11/09/2019

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Terry Prendergast