



An  
Bord  
Pleanála

**Board Direction**  
**BD-005549-20**  
**ABP-306534-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/03/2020.

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

### **Reasons and Considerations**

Having regard to the zoning of the site as part of the 'Strategic Residential Reserve' in the Roscommon Town Local Area Plan 2014-2020, the objective of which is to provide for new residential development following the development or grant of planning permission for all lands zoned 'New Residential' in the town and subject to a demonstrable demand, the documentation submitted with the application and the appeal, and the availability of 'New Residential' lands within the town, it is considered that the proposed development, would not comply with the said zoning objective and would form a haphazard, piecemeal development. Furthermore, it is considered that having regard to the location and nature of the zoned, serviced site, surrounded by other zoned lands and established housing, the proposed development would not be consistent with National Policy Objective 35, as set out in the National Planning Framework issued by the Government of Ireland in 2018, which seeks to increase residential densities in settlements through a range of measures including infill development schemes. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/03/2020

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Michelle Fagan