Board Direction
BD-007487-21
ABP-308370-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/02/2021.

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 the policy of the planning authority, as set out in the Roscommon County Development Plan 2014-2020, to strictly control large-scale commercial development outside the defined development boundaries of identified settlements including Ballaghadereen (Core Economic Development Policy 3.3) and to strictly control non-natural resource based industry and enterprise in the countryside except in exceptional cases where *inter alia* this location is critical to the operation of the enterprise (Industry and Enterprise Policy 3.11). These policies are considered to be reasonable. Furthermore, the subject site is located outside the Local Area Plan boundary as set out in the Ballaghadereen Local Area Plan 2017-2023. It is considered that the proposed development has no critical locational requirement which necessitates its location at this unzoned rural site which is lacking in certain services, outside the Local Area Plan boundaries of Ballaghadereen. In this regard the proposed development would contravene the relevant provisions of the Roscommon County Development Plan 2014-2020 and would otherwise be contrary to the overarching principles of the National Planning Framework, published by Government in 2018 and which support compact growth. The

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

2. The proposed development would form an incongruous industrial feature at this location, which would detract from the rural character and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member _____ **Date:** 05/02/2021

Chris McGarry