



An  
Bord  
Pleanála

**Board Direction**  
**BD-009788-22**  
**ABP-310674-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2022.

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 location of the site within the Urban Periphery of Roscommon town and in an Area Under Strong Urban Influence according to the Roscommon County Development Plan 2014-2020 (as varied), and within a Rural Area under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities (2005) and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the rural generated housing needs provisions of the Roscommon County Development Plan 2014-2020, the Sustainable Rural Housing Guidelines for Planning Authorities (2005) and the National Planning Framework. The proposed

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

Board Member Maria FitzGerald Date: 17/01/2022  
Maria FitzGerald