



An
Bord
Pleanála

Board Direction
BD-015608-24
ABP-316211-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/02/2024.

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

Reasons & Considerations

1. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by independent wastewater treatment systems/septic tanks in the area. Furthermore, having regard to the soil conditions, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.
2. Having regard to the location of the site within Rural Policy Zone A, Area under Urban Influence where housing is restricted to persons demonstrating a social or economic (as per Table 3.2) link to the rural area in accordance with the current Roscommon County Development Plan 2022-2028, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the development plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural

development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in a both directions. Furthermore, the proposed development would result in the intensification of the use of an existing access onto a local road at a location where the alignment, geometry and available sight lines are limited. The proposed development, by itself, or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of the road by traffic, lead to a traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Board Member


Liam Bergin

Date: 28/02/2024