

An
Bord
Pleanála

Board Direction
BD-017925-24
ABP-317583-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/10/2024.

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

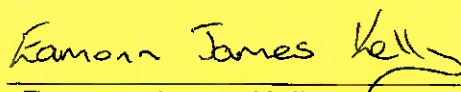
Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Roscommon County Development Plan 2022 - 2028, it is considered that the applicants have not adequately demonstrated compliance with the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development for retention and 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 for retention and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development for retention and proposed development on this heavily trafficked regional road 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 an north-easterly direction.

3. Having regard to the non-permanent nature of the mobile home and the proposed retention of additional associated accommodation within the substantial shed, the proposed development for retention and proposed development for a period of five years would represent inappropriate ad-hoc development in the rural area and would set an undesirable precedent for further sporadic development of a similar nature. The proposed development for retention and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Eamonn James Kelly

Date: 22/10/2024

Note.

Having regard to the nature and duration of this proposed development for retention, the Board did not concur with the Inspectors assessment but rather agreed with the assessment of the planning authority that the mobile home on site is, despite its set back position, exposed with little or no absorption. The Board considered this proposed development for retention to be sufficiently inappropriate and ad hoc in this rural context as to also warrant refusal on this basis.