

An  
Bord  
Pleanála

**Board Direction**  
**BD-017017-24**  
**ABP-318717-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/07/2024.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development is not in accordance with the Policy Objectives in the Roscommon County Development Plan 2022-2023, particularly; place making, consolidation, and connectivity. The layout is car dominated, lacks a distinctive sense of place, and does not contribute to consolidation of the built-up area. The building design at this prominent location does not enhance its setting or contribute to enhancing the vibrancy of the area therefore, the proposed development does not accord with the proper planning and sustainable development of the area.

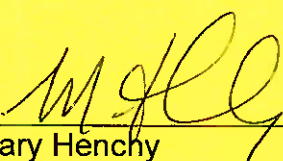
In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the Planning Authority that the design, layout and siting of the proposed development is not in accordance with the Roscommon County Development plan specifically Placemaking, Policy Objective TV 4.1, Economic Development Policy Objective ED6.14 which promotes consolidation and the creation of a high quality built environment with a distinctive sense of place, nor the policies pertaining to consolidation to encourage the use of public transport, cycling and walking in Chapter 7 of the Plan. Neither is the proposed development in accordance with the Roscommon County Development Plan 2022- 2023, Retail

Strategy which emphasises consolidating retail and creating a sense of place and focus in the area. The Retail Strategy, Section 4.5, District Centres, references the Athlone Joint Retail Strategy 2019-2026 and states it in conjunction with the Monksland Bellanamullia (Athlone West) Local Area Plan 2016-2022 requirements for the lands identified as District Centre in the LAP continue to apply until a joint Local Area Plan for Athlone is prepared.

The development as proposed does not contribute to place making, the layout is car dominated, lacks a distinctive sense of place, and does not contribute to consolidation of the built-up area. The building design at this prominent location does not enhance its setting and therefore the proposed development does not accord with the proper planning and sustainable development of the area.

The Board noted that development on adjoining lands was permitted prior to the current policy being adopted and therefore should not be considered to provide a precedent for future development.

**Board Member**

  
Mary Henchy

**Date:** 16/07/2024