



An  
Bord  
Pleanála

**Board Direction**  
**BD-017976-24**  
**ABP-319672-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2024.

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

### **Reasons and Considerations**

It is the policy of the Roscommon County Development Plan 2022-2028, as set out under Policy Objective PPH 3.13, to 'Facilitate single houses in rural areas subject to appropriate siting and design criteria, including adherence to the principles set out in the County Roscommon Rural Design Guidelines.

It is considered that due to its location at the rear of an existing house, the timber framed house proposed to be retained would constitute inappropriate backland development which would be out of conformity with the established pattern of development in the area and contrary to the provisions of the Roscommon County Development Plan Development Management Standards (Section 12.11), which states that development of this type will not normally be permitted in rural and suburban areas.

In addition, in the absence of a proper appraisal of the site including ground investigations to determine the suitability of the site for the safe disposal and treatment of effluent arising from the development in accordance with the 'Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent <10)', EPA (2021), the Board is not satisfied that the site can be serviced satisfactorily by

means of the existing septic tank. It is considered that the connection of a second dwelling to the existing septic tank would be contrary to standard practice, where each dwelling would be serviced by an individual wastewater treatment system.

It is considered that the retention of the timber framed house would create an undesirable precedent for similar development which would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Marie O'Connor

**Date:** 24/10/2024