



An
Bord
Pleanála

Board Direction
BD-018904-25
ABP-319869-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2025.

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 policy objective BH 9.5 of the Roscommon County Development Plan 2022 - 2028, which seeks to ensure that new developments within or adjacent to an ACA, respect the context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes, the Board considered that the proposed development by virtue of its generic configuration and inappropriate design solution, in the context of the setting which is adjacent to existing ACA structures, failed to demonstrate that it would integrate appropriately and not detract from the Boyle Architectural Conservation Area, and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed access arrangement, which is dependent on a public car park in public use, and in the absence of sufficient evidence to demonstrate a legal entitlement to access the site and maintain access arrangements in perpetuity through this public car park, together with the absence of existing water and waste water infrastructure and where provision of such would also be dependent on the undertaking of works on the public car parking area, the Board considered that it has not been sufficiently

demonstrated that necessary infrastructure can be independently provided to serve the proposed development, and that the current proposal would therefore result in disorderly development, and would set an undesirable precedent for similar types of development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


MaryRose McGovern

Date: 13/02/2025