



An  
Coimisiún  
Pleanála

**Direction**  
**CD-019985-25**  
**ABP-321901-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 29/05/2025.

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

**Planning**

**Commissioner:**

  
Tom Rabbette

**Date:** 19/06/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. The proposed development is in Rural Policy Zone A (Areas under Urban Influence) as set out in Table 3.1: Rural Area Types in the Roscommon County Development Plan 2022-2028. Based on the information submitted, the proposed development fails to satisfy the requirements of Policy Objective PPH 3.13 of the Development Plan which requires applicants to demonstrate a social or economic link per Table 3.2 to the rural area in which they propose to build. The Board is not satisfied that the applicant has demonstrated a rural generated housing need in accordance with the Sustainable Rural Housing Guidelines. The proposed

development would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the observed ground conditions on the site the Board is not satisfied that the wastewater from the proposed development can be disposed of in accordance with provisions of the EPA Code of Practice 2021: "Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ )" as required by Section 12.12 (Wastewater Treatment) of the Roscommon County Development Plan 2022-2028. The proposed development if permitted would therefore be prejudicial to public health and contrary to the proper planning and sustainable development of the area.
3. In the absence of a Natura Impact Statement (NIS) to enable the Competent Authority to undertake an Appropriate Assessment, based on the information submitted and on the precautionary principle, it cannot be concluded that the development would not have an adverse or significant impact on the integrity of the Natura 2000 network of designated sites and in particular the proximate Lough Ree Special Area of Conservation (SAC) and Lough Ree Special Protection Area (SPA). The proposed development is therefore contrary to Policy Objective NH10.7, Policy Objective NH 10.8 and Policy Objective NH 10.9 of the Roscommon County Development Plan 2022-2028 which seeks to protect designated sites, and furthermore has the potential to contravene the EU Habitats Directive.