

An
Bord
Pleanála

Board Direction
BD-019822-25
ABP-321971-25

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

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

Reasons and Considerations

1. The site is within an area designated as 'rural areas outside of areas under strong urban influence'. For such areas, national policy as contained in National Policy Objective 19 of the 'National Planning Framework' is to facilitate their provision *'based on siting and design criteria in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements'*. Local policy as contained in the CDP is strongly aligned with national policy in Policy Objective PPH 3.13 (Chapter 3, 'People, Places and Housing') which seeks to: 'facilitate single houses ... subject to appropriate design criteria, including demonstration of adherence to the principles set out in the County Roscommon Rural Design Guidelines'.

The proposed development would, therefore, by reason of the overall design concept, design features and proportions be incapable of integrating into the rural setting in which it is proposed. The development would form an obtrusive feature in the landscape, would be injurious to the visual amenities of the area and would set a precedent for other similarly inappropriate developments in the rural area. The proposed development would contravene National Policy Objective 19 and Policy Objective PPH 3.13 in the *Roscommon County Development Plan 2022 - 2028*, fails to satisfy Section 12.7 (Rural House

Design Considerations) and fails to adequately reflect the siting and design principles set out in the associated *County Roscommon Rural Design Guidelines*. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The subject site is located in the rural area immediately outside of the development boundary for Strokestown as contained in the 'Strokestown Land Use Zoning Map' (Map ST1: Volume 2: 'Plans', Roscommon County Development Plan, 2022-2028). Policy Objective CS 2.3 aims to direct growth towards designated settlements. Having regard to the location of the site in close proximity to the development boundary, it is considered that the proposed development would contribute to the extension of urban development and sprawl outside of Strokestown and would, therefore, undermine the Policy Objective CS 2.3 aimed at consolidation of the settlement. In this context, it is considered that to permit the proposed development would be contrary to Policy Objective 2.3 of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

[Note:

1. The Board had regard to the proximity of the site to Strokestown village centre, to the likelihood of pedestrian trips that would be generated by the proposed development, to the 80kph speed zone in place for a distance of 210m along the public road from the site towards the village centre, to the absence of street lighting for a distance of 170m along the public road from the site towards the village centre, and to the absence of any public footpath between the site and the village centre, it is considered that the proposed development could give rise to a traffic and pedestrian safety hazard. To permit the proposed development may therefore be contrary to Policy Objective CS 2.18 of the Roscommon County Development Plan 2022-2028 as the area does not have the carrying capacity to support the proposed development. The development may therefore be contrary to the proper planning and sustainable development of the area.

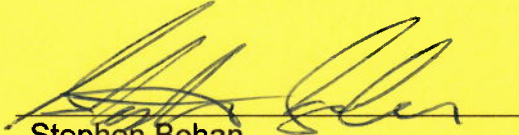
2. The Board were not satisfied that the proposed design of the site access would comply with the design requirements of County Roscommon Rural Design Guidelines.

The Board considered that, ordinarily the above two issues would warrant further consideration and possibly further information, however as these constituted new issues within the context of the appeal and given the substantive reasons for refusal set out above, it was decided not to pursue this matter under the current appeal.

3. The Board did not concur with the Inspector that the principle of development is consistent with the national and local policies, given that the proposed development would, by reason of the overall design concept, design features and proportions be incapable of integrating into the rural setting in which it is proposed and would form an obtrusive feature in the landscape, would be injurious to the visual amenities of the area, would set a precedent for other similarly inappropriate developments in the rural area and would not be in accordance with National Policy Objective 19 and Policy Objective PPH 3.13 in the *Roscommon County Development Plan 2022 – 2028*.]

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member


Stephen Bohan

Date: 29/05/2025