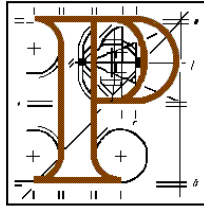


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Roscommon County**

**Planning Register Reference Number: 15/139**

An Bord Pleanála Reference Number: PL 20.245474

**APPEAL** by Thomas McDonnell care of Dolan and Associates Limited of Teach Mhuire, Church Street, Creagh, Ballinasloe, County Galway against the decision made on the 18<sup>th</sup> day of August, 2015 by Roscommon County Council to grant subject to conditions a permission to Rachel and Shaun Meehan care of Emerald Eco Homes Limited of Kilkenny West, Glasson, Athlone, County Westmeath in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Development consisting of proposed dwelling with sewage treatment system and a domestic garage at Ballylion, Curraghboy, Athlone, County Roscommon.

## DECISION

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

The site is located in an area which is identified in the Roscommon County Development Plan 2014-2020 as being under strong urban influence. It is the policy of the planning authority, as set out in section 5.11 of that plan, to restrict the development of houses in such areas to those that meet a rural generated housing need. The Board considered that, on the basis of the submissions made in connection with the planning application and the appeal, the applicant does not come within the scope of the housing need criteria as set out in the Development Plan for a house at this location. The proposed development would, therefore, conflict with the policy of the said development plan and would be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**