

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Roscommon County

Planning Register Reference Number: 15/265

An Bord Pleanála Reference Number: PL 20.245955

APPEAL by Patrick Dolan and Catherine Mullarkey care of P.J. Moran of Highfield, Four Roads, County Roscommon against the decision made on the 30th day of November, 2015 by Roscommon County Council to refuse permission.

PROPOSED DEVELOPMENT: The erection of a dwellinghouse and domestic garage with all associated site development works at Ballinagard, 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

- 1 The site of the proposed development is located in an area designated as Urban Periphery in the current Roscommon County Development Plan in which it is the policy to accommodate the housing needs of qualifying persons. This policy is considered reasonable. Having regard to the submissions made in connection with the planning application and the appeal, it is considered that the applicants do not meet the criteria for a rural generated house as set out in the said Plan. The proposed development would, therefore, materially contravene an objective indicated in the said development plan and would be contrary to the proper planning and sustainable development of the area.

- 2 The site of the proposed development is located in an area of housing pressure where there is a high density of almost continuous road frontage type development. The Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 recommends against the creation of ribbon development. The proposed development would contribute to ribbon development as defined in the said Guidelines, lead to demands for the uneconomic provision of further public services and community facilities in an area where these are not proposed and would interfere with the rural character and attractiveness of the area. The proposed development would, therefore, be contrary to the said Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.