

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Roscommon County

Planning Register Reference Number: PD/16/338

An Bord Pleanála Reference Number: PL 20.247543

APPEAL by Eoin and Grainne O'Boyle care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 12th day of October, 2016 by Roscommon County Council to grant subject to conditions a permission to Maura and Aidan Dolan care of Murphy and McGerr Architecture Limited of 1st Floor, 6 Centre Court, Blyry Business and Commercial Park, Athlone, County Westmeath.

PROPOSED DEVELOPMENT: A new dwellinghouse, gated entrance, garage, packaged wastewater treatment system plus soil polishing filter and all ancillary site works at Lodgetown, Termonbarry, 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

1. It is a policy of the current Roscommon County Development Plan “to reinforce and support the existing and/or emerging network of towns, villages and other settlements in rural areas.” This policy is considered reasonable. The proposed development for an urban generated dwelling located in a “Rural Area Under Strong Urban Influence” and in close proximity to the Tier 4 settlement of Termonbarry, which has adequate available housing stock/serviced lands, would contravene the above policy and would be contrary to the aims of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to evidence of a seasonally high water table at the location of the proposed development, the Board is not satisfied, on the basis of the information submitted with the planning application and the appeal, that the site can be drained satisfactorily by means of the proposed proprietary wastewater treatment system. Furthermore, the Board considered that taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by individual wastewater treatment systems, and would constitute an unacceptable risk of groundwater pollution connected with the disposal of wastewater. The proposed development would, therefore, be prejudicial to environmental and public health.

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

Dated this day of 2017.