

Board Order PL 20.248934

Planning and Development Acts 2000 to 2017

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/17/201

Appeal by Ben McLoughlin of Warren Close, Boyle, County Roscommon against the decision made on the 29th day of June, 2017 by Roscommon County Council to refuse permission for the proposed development.

Proposed Development: Demolition of two number houses and erection of three number dwellinghouses with connections to public services at Warren or Drum Townland, Boyle, County Roscommon.

Decision

REFUSE permission for the above proposed development in accordance with 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 Roscommon County Development Plan 2014-2020 seeks to reverse negative trends and pressures from housing located at greater and greater distances from town centres and has determined that the appropriate location of new residential development, should be plan led based on the sequential approach to zoning, extending outwards from the centre of the urban area, notwithstanding the established residential zoning, the proposed development of three large dwellings would increase the scale of residential use where currently established residential development is of very limited scale, would tend to increase the demand for services and dependency on car travel and would, accordingly, 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 2018

PL 20.248934 Board Order Page 2 of 2