

## Board Order PL 20.248962

Planning and Development Acts 2000 to 2017

**Planning Authority: Roscommon County Council** 

Planning Register Reference Number: PD/17/237

**Appeal** by Denise Dunning care of Seamus Murray of 2 Cherryside Business Park, Castle Street, Roscommon against the decision made on the 6<sup>th</sup> day of July, 2017 by Roscommon County Council to refuse permission for the proposed development.

**Proposed Development**: Construction of a dwellnghouse, garage and associated site works at Barrymore, Kiltoom, Athlone, 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 proposed development is located on lands zoned 'Transitional Agriculture' in the Hodson Bay/Barrymore Area Plan where the objective is to restrict new residential development to those with an essential housing need. The Board is not satisfied, on the basis of the information submitted with the application and the appeal, that the applicant meets the criteria for rural generated housing on such lands in accordance with the Sustainable Rural Housing Guidelines issued by the Department of the Environment, Heritage and Local Government in April, 2005, the objectives of the Area Plan and to the provisions of Section 5.11 of the Roscommon County Development Plan 2014-2020 set out under section 4.3 of the Hodson Bay/Barrymore Area Plan. The proposed development would, therefore, be contrary to the Sustainable Rural Housing Guidelines and to the Hodson Bay/Barrymore Area Plan 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 2018

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