



An
Bord
Pleanála

Board Order PL 20.249079

Planning and Development Acts 2000 to 2017

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/17/254

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 25th day of July, 201 by Roscommon County Council to grant subject to conditions a permission to Maura and Aidan Dolan of 14 The Waterfront, Termonbarry, County Roscommon.

Proposed Development New dwelling house, 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 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

1. It is a stated aim of the Roscommon County Development Plan 2014-2020 'to direct new rural housing to the towns and villages in the County' and it is a policy of this Plan 'to reinforce and support the existing and/or emerging network of towns, villages and other settlements in rural areas', and this policy is considered reasonable. As is required in Section 5.11 of the Development Plan, there is no site-specific basis for allowing the proposed development of an urban-generated dwelling to be located on the appeal site and in close proximity to the Tier 4 settlement of Termonbarry, and, therefore, the proposed development would contravene the above policy and the stated aim of the Roscommon County Development Plan 2014-2020. In addition, the proposed development 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.

