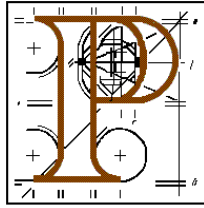


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Roscommon County Council

Planning Register Reference Number: PD/17/361

An Bord Pleanála Reference Number: ABP-300562-18

APPEAL by Martin Lambe care of AOL Design Limited care of Albert Looby of Killeenboy, Kiltewan, County Roscommon and by Gerry O'Dowd of Balinagard Road, Roscommon against the decision made on the 29th day of November, 2017 by Roscommon County Council to grant subject to conditions a permission to Edward Conlon and Blaithe Kinsella care of Conlon Consulting Engineering Limited of CL Building, Racecourse Road, County Roscommon.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse and associate site works, all at Ballinagard Road, Roscommon Town, 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. The site of the proposed development is located in a rural area under strong urban influence (Category A - Urban Periphery) as identified in the Roscommon County Development Plan 2014 – 2020, wherein policies restrict housing to specified categories of persons who can establish that they have a rural-generated housing need. Based on the documentation submitted in connection with the application and appeal, it is considered that the applicants do not meet the criteria for a rural-generated house under the provisions of the Development Plan. The proposed development would, therefore, be contrary to Policies 5.29, 5.32 and the provisions of the Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located in an area identified as being under pressure for urban-generated housing and 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 and Policy 5.35 of the Roscommon County Development Plan 2014 – 2020 recommend against the creation of ribbon development. The proposed development, by reason of its location, would contribute to ribbon development as defined in the Guidelines and, by reason of its form, massing, orientation and design, and relationship to existing neighbouring properties, would erode the visual amenity of the area. The proposed development would, therefore, be contrary to the Ministerial Guidelines and Policy 5.35 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

3. It is the policy of the planning authority, as set out under Policy 5.50 of the Roscommon County Development Plan 2014-2020, to ensure that new entrances provide adequate visibility, in accordance with the standards set out in Section 9.38 of the Plan. Having regard to the location of the proposed vehicular entrance/egress to serve the house on the inside of a slight bend to the local road, it is considered that given the restricted sightlines to the west, by virtue of existing boundary treatment to a neighbouring property including a mature tree and hedgerows that the applicants do not have consent to maintain or remove, and where traffic turning movements generated by the development would interfere with the safety and free flow of traffic along the public road, the proposed development would endanger public safety by reason of traffic hazard and would be contrary to Policy 5.50 and the provisions of the Development Plan. The proposed development would, therefore, 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.