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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: 17/480**

**APPEAL** by Aidan Kelly care of Collins Boyd Engineering Limited of Galway Road, Roscommon, County Roscommon against the decision made on the 26<sup>th</sup> day of January, 2018 by Roscommon County Council to refuse permission to the said Aidan Kelly.

**Proposed Development** Demolition of an agricultural outbuilding, the construction of 21-unit housing development consisting of seven number two-storey detached houses, 14 number two-storey semi-detached houses. The development will be accessed from the existing public road and the proposed development will include estate roads, footpaths, public open space, connection to existing public services and sewers, landscaping and all associated infrastructure works and services at Barrymore Townland, 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**

1. Having regard to the proposed alterations of the existing topography and to the site layout which results in a lack of natural surveillance/passive supervision of the street network and public open space, in addition to the suburban character of the house designs, it is considered that the proposed development would constitute an unattractive and inappropriate housing scheme, which would not accord with the prevailing character of the area or contribute positively to the public realm, contrary to the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)” issued by the Department of the Environment, Heritage and Local Government in May, 2009, and which would also conflict with the policies of the Roscommon County Development Plan 2014-2020, particularly sections 9.5, 9.5.3 and 9.6.7. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development by reason of its road layout, scale and design, would provide for a road and estate layout that would militate against an attractive pedestrian environment and would generally fail to comply with the overall design approach and requirements, as set out in the “Design Manual for Urban Roads and Streets” (DMURS), 2013. The proposed development would, therefore, constitute a substandard form of residential development and would seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

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

**Dated this            day of            2018.**