



Planning and Development Acts 2000 to 2018

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/18/585

APPEAL by Patrick J. and Margaret Cunningham care of Red Cow Design and Planning Limited trading as Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford against the decision made on the 30th day of January, 2019 by Roscommon County Council to refuse permission/outline permission to the said Patrick J. and Margaret Cunningham.

Proposed Development: Construction of seven number dwellinghouses consisting of five storey and a half type detached dwellinghouses, all of which are of the same design as were previously granted full planning permission under planning register reference number PD/04/2173 together with the proposed construction of two number two bedroom bungalow type dwellinghouses, proposed connection to the existing foul sewer surface water and watermain networks which service the existing estate known as The Maples and all ancillary site works at The Maples, Lisroyne, Strokestown, Co. 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 proposal would comprise new residential development on lands identified as 'Residential Reserve' in the Strokestown Area Plan as contained within the Roscommon County Development Plan 2014-2020. Section 5.8.2 of the Roscommon County Development Plan 2014-2020 permits the development of such lands only when (a) all lands zoned 'new residential' have been developed or (b) all 'new residential' lands have been subject to a grant of planning permission and there is demonstrable demand supported by factual evidence for further new residential development within the Plan area. This provision is considered reasonable. 'New Residential' lands within the Strokestown settlement remain undeveloped and without extant planning permissions, the proposed development would, therefore, be considered premature by reference to the order of priority for development indicated in the Development Plan and would be contrary to both the zoning objective for the site and to the provisions of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.