



Planning and Development Acts 2000 to 2019

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/19/422

APPEAL by Des McLoughlin care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford against the decision made on the 15th day of October, 2019 by Roscommon County Council to refuse permission.

Proposed Development: Construction of bungalow type dwellinghouse, detached garage, entrance, boundary fence/wall, wastewater treatment system with percolation area and ancillary site works at Tintagh Townland, Boyle, 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 the policy of the planning authority that development outside of designated urban centres should be strictly limited to local need. This is set out in the Roscommon County Development Plan 2014 - 2020 and Lough Key Local Area Plan 2015 – 2021 for the area, where it is the policy to direct new residential development to designated development centres and to protect existing rural settlements outside these centres from urban overspill. The proposed development, which does not cater for locally derived housing needs, would be contrary with the policies of the current Development Plan and Local Area Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the site is not suitable for the disposal of on-site effluent due to the inadequate percolation characteristics of the site. The proposed development would, therefore, be prejudicial to public health.

Michelle Fagan

Member of An Bord Pleanála

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

Dated this day of 2020