



Planning and Development Acts 2000 to 2020

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/20/283

APPEAL by Irene and Paul Davey care of James O'Donnell of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 11th day of September, 2020 by Roscommon County Council to grant subject to conditions a permission to Griffdon Limited care of Michael Rowley and Associates of Cloonfinish, Swinford, County Mayo.

Proposed Development: Construction of a proposed new 732 square metre industrial unit, proprietary effluent treatment system and soil polishing filter, complete with all associated works at Toobrackan, Ballaghaderreen, 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, as set out in the Roscommon County Development Plan 2014-2020, to strictly control large-scale commercial development outside the defined development boundaries of identified settlements including Ballaghadereen (Core Economic Development Policy 3.3) and to strictly control non-natural resource based industry and enterprise in the countryside except in exceptional cases where, inter alia, this location is critical to the operation of the enterprise (Industry and Enterprise Policy 3.11). These policies are considered to be reasonable. Furthermore, the subject site is located outside the Local Area Plan boundary as set out in the Ballaghadereen Local Area Plan 2017-2023. It is considered that the proposed development has no critical locational requirement which necessitates its location at this unzoned rural site which is lacking in certain services, outside the Local Area Plan boundaries of Ballaghadereen. In this regard the proposed development would contravene the relevant provisions of the Roscommon County Development Plan 2014-2020, and would otherwise be contrary to the overarching principles of the National Planning Framework, published by Government in 2018, which support compact growth. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would form an incongruous industrial feature at this location, which would detract from the rural character and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

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

Dated this day of 2021.