

Planning and Development Acts 2000 to 2020

Planning Authority: Roscommon County Council

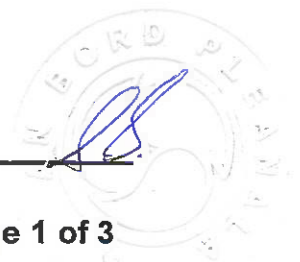
Planning Register Reference Number: PD/21/95

APPEAL by Sarah Healy and Carlo Moreilli care of Moleskin Architecture of Mote Park, Roscommon, County Roscommon against the decision made on the 15th day of April, 2021 by Roscommon County Council to refuse permission.

Proposed Development: Construction of new dwellinghouse and domestic garage, installation of wastewater treatment system and polishing filter, plus all ancillary works at Ballygalda or Trust Townland, Athleague, 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

The Board considered that, notwithstanding that the applicants may have intrinsic links to the area, having regard to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicants have not demonstrated an economic or social need to live in this rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19.

The proposed development would, therefore, contribute to the further encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, would be contrary to policy set out in Section 5.11 of the development plan and to national plans and guidelines, and contrary to the proper planning and sustainable development of the area.



Stephen Bohan

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



Dated this *9/6* day of *September* 2021.