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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: PD/21/182**

**APPEAL** by Anthony Clogher care of James Lohan Consulting Engineer Limited of Unit 5, Ballypheason House, Circular Road, Roscommon Town, County Roscommon against the decision made on the 4<sup>th</sup> day of June, 2021 by Roscommon County Council to refuse permission.

**Proposed Development:** Construct dwelling house along with domestic garage, new treatment system and percolation area and all ancillary site development works at Carrowroe Townland, Roscommon, 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**

Having regard to location of the site within the Urban Periphery of Roscommon town and in an Area Under Strong Urban Influence according to the Roscommon County Development Plan 2014-2020 (as varied), and within a Rural Area under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005 and 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 applicant has not demonstrated an economic or social need to live in a 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 contribute to the 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 and would contravene the rural generated housing

needs provisions of the Roscommon County Development Plan 2014-2020 (as varied), the Sustainable Rural Housing Guidelines for Planning Authorities (2005) and the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

**Maria FitzGerald**

**Member of An Bord Pleanála**

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

Dated this 24<sup>th</sup> day of Jan. 2022