

Planning and Development Acts 2000 to 2021

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/21/202

APPEAL by Gemma Cuddy and Adrian Collins of Killinraghty Big, Oran, Donamon, County Roscommon against the decision made on the 6th day of September, 2021 by Roscommon County Council to refuse permission.

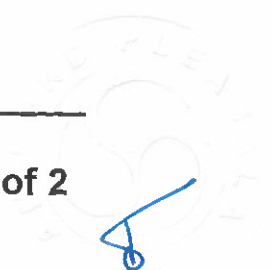
Proposed Development: Construction of a dwellinghouse, domestic garage, wastewater treatment system and percolation area along with associated site works at Killinraghty Big, Oran, County Roscommon.

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.



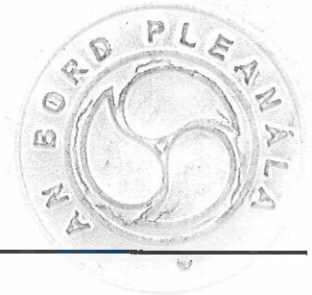
Reasons and Considerations

Having regard to the topography of the site, the elevated positioning of the proposed development together with its depth and scale, the resulting extensive driveway and the lack of screening, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, and would militate against the preservation of the rural environment. As such it is considered that a proposed dwelling at this location would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

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



Dated this 1st day of February, 2022.