



An  
Bord  
Pleanála

## Board Order ABP-312901-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: PD/21/693**

**Appeal** by Jennifer Higgins care of Liam Madden of Vitruvius Hibernicus, Convent Road, Longford against the decision made on the 11<sup>th</sup> day of February, 2022 by Roscommon County Council to refuse permission.

**Proposed Development:** Construction of a two-storey dwelling, domestic garage, proprietary effluent treatment system and percolation area, associated site development works and services at Taylorstown, Cloonown, Athlone, County Roscommon.

### **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

It is a policy objective of the current Roscommon County Development Plan 2022-2028, PPH 3.13 to "Facilitate single houses in rural areas subject to appropriate siting and design criteria, including demonstration of adherence to the principles set out in the County Roscommon Rural Design Guidelines. In addition, in the case of proposals for single houses in defined Areas under Urban Influence, applicants will be required to demonstrate a social or economic link (as per Table 3.2) to the rural area in which they proposed to build. Policy objective PPH 3.14 is to direct urban generated housing in rural areas to the towns and villages (serviced and unserviced) in the county as set out in the Settlement Hierarchy in Table 2.3." These policies are considered reasonable. Having regard to the location of the site within an area identified as an area under urban influence within the commuter catchment area of Athlone and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in 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, the Board is not satisfied that the applicant has sufficiently demonstrated that they have a rural-generated housing need to live in this rural area. As a result, the Board considers that the proposed development would contribute to the further encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the ministerial guidelines and to the over-arching national policy and would be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this 14<sup>th</sup> day of June 2023**



*ESK*