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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Roscommon County Council**

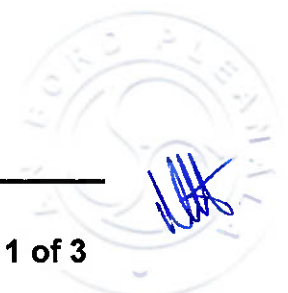
**Planning Register Reference Number: 22/643**

**APPEAL** by Aaron Mc Partlin of 9 Dun Ri, Attirory, Carrick-on-Shannon, County Leitrim, against the decision made on the 7<sup>th</sup> day of February, 2023 by Roscommon County Council to refuse a permission.

**Proposed Development:** Construction of a dwellinghouse, domestic garage/shed, connection to services, access onto the public road and associated site development works at Cortober Townland, Carrick-on-Shannon, County Roscommon.

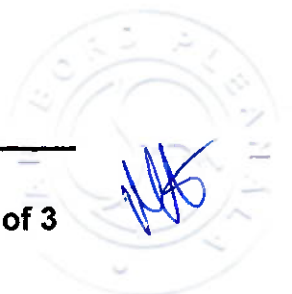
**Decision**

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




## Reasons and Considerations

1. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated that he comes within the scope of the rural housing need criteria as set out in Table 3.2 of the Roscommon County Development Plan 2022-2028. The proposed development would, therefore, be contrary to Policy Objective PPH 3.13 of the development plan, which requires that in Areas under Urban Influence, applicants must demonstrate a social or economic link to the rural area in which they propose to build. 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 would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Part of the site of the proposed development is located within the Preferred Road Based Option Corridor of the N4 Carrick-on-Shannon to Dromod Road Project. The N4 Carrick-on-Shannon to Dromod Road Project is specifically referred to in Table 7.2 'Planned Road Improvements' of the Roscommon County Development Plan 2022-2028 and Objective 7.13 of the development plan requires that corridors for proposed routes are kept free of development so as not to compromise future road schemes. The Board considered that the proposed development would be contrary to Policy Objective 7.13 of the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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



Dated this *20<sup>th</sup>* day of *February* 2024.