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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: PD/23/16**

**APPEAL** by Peter and Mary Gavin care of Cunningham Design and Planning Consulting Engineers of Block C, N4 Axis Centre, Longford, County Longford against the decision made on the 15<sup>th</sup> day of March, 2023 by Roscommon County Council to refuse permission for the proposed development.

**Proposed Development:** The retention of existing groundworks which consists of a surface water drainage system together with permission for the proposed construction of a bungalow type dwelling house, entrance, boundary fence/wall, suitable on-site sewerage system with polishing filter and all ancillary site works at Crancam, Drum, County Roscommon.

**Decision**

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

## Reasons and Considerations

1. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by independent wastewater treatment systems/septic tanks in the area. Furthermore, having regard to the soil conditions, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.
2. Having regard to the location of the site within Rural Policy Zone A Area under urban influence where housing is restricted to persons demonstrating a social or economic (as per Table 3.2) link to the rural area in accordance with the current Roscommon County Development Plan 2022-2028, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the development plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the 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 proper planning and sustainable development of the area.

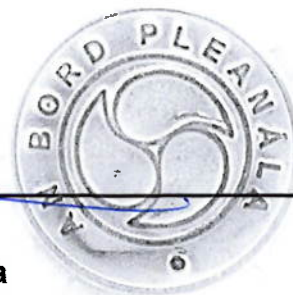
3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in a both directions. Furthermore, the proposed development would result in the intensification of the use of an existing access onto a local road at a location where the alignment, geometry and available sight lines are limited. The proposed development, by itself, or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of the road by traffic, lead to a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Liam Bergin**

**Member of An Bord Pleanála**

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



Dated this *06<sup>th</sup>* day of *March* 2024.