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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: 23154**

**APPEAL** by Niall and Chantelle McGinley care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 20<sup>th</sup> day of June 2023 by Roscommon County Council to refuse permission.

**Proposed Development:** Retention permission for the following: (1) Existing mobile home as a family residence sited on the subject site for a further five years; (2) the existing Tigín facilities situated within the existing agricultural shed for a further five years. Permission for: (1) The installation of a new temporary wastewater treatment system and percolation area for a period of five years; (2) new vehicular entrance and (3) all related ancillary site development works, at Creggan Townland, Cornafulla, Athlone, County Roscommon.

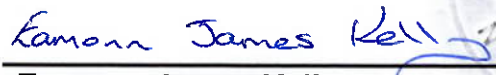
**Decision**

**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 location of the site within an Area Under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the Roscommon County Development Plan 2022-2028, it is considered that the applicants have not adequately demonstrated compliance with the housing need criteria as set out in the Guidelines or the development plan, for a house at this location. The development proposed for retention and 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 development proposed for retention and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the development proposed for retention and proposed development, on this heavily trafficked regional road, 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 north-easterly direction.

3. Having regard to the non-permanent nature of the mobile home and the proposed retention of additional associated accommodation within the substantial shed, the development proposed for retention and proposed development for a period of five years would represent inappropriate ad-hoc development in the rural area and would set an undesirable precedent for further sporadic development of a similar nature. The development proposed for retention and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
**Eamonn James Kelly**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**



Dated this *24<sup>th</sup>* day of *October*, 2024.