



Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: 24/60075

APPEAL by Marie Finneran of Derryglad, Curraghboy, County Roscommon against the decision made on the 15th day of April, 2024 by Roscommon County Council to refuse permission.

Proposed Development: (a) Retention permission for an existing septic tank and percolation area; (b) retention permission for a two bedroom timber framed house located at an existing dwelling house and associated site works at Derryglad, Curraghboy, 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 Policy Objective PPH 3.13 of the Roscommon County Development Plan 2022-2028, which states that 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', it is considered that due to its location at the rear of an existing house, the timber framed house proposed to be retained would constitute inappropriate backland development which would be out of conformity with the established pattern of development in the area and contrary to the provisions of the Development Management Standards (Section 12.11) of the development plan, which states that development of this type will not normally be permitted in rural and suburban areas. The development proposed to be retained would, therefore, be contrary to the proper planning and development of the area.
2. In the absence of a proper appraisal of the site, including ground investigations to determine the suitability of the site for the safe disposal and treatment of effluent arising from the development in accordance with the 'Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent <10)', EPA (2021), the Board is not satisfied that the site can be serviced satisfactorily by means of the existing septic tank. It is considered that the connection of a second dwelling to the existing septic tank would be contrary to standard practice, where each dwelling would be serviced by an individual wastewater treatment system. The development proposed to be retained would, therefore, be prejudicial to public health.

3. It is considered that the retention of the timber framed house would create an undesirable precedent for similar development which would be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

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

Dated this 30 day of October 2024