

An
Bord
Pleanála

Board Order
ABP-319869-24

Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: 2442

APPEAL by Raymond Devine care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford against the decision made on the 13th day of May, 2024 by Roscommon County Council to refuse permission.

Proposed Development: Permission for the construction of a single storey dwelling house together with connection to public services and all necessary ancillary site works at Mockmoyne Townland, Boyle, County Roscommon.

Decision

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

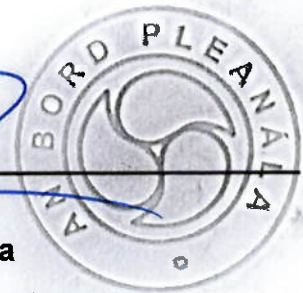
Reasons and Considerations

1. Having regard to policy objective BH 9.5 of the Roscommon County Development Plan 2022 - 2028, which seeks to ensure that new developments within or adjacent to an ACA respect the context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes, the Board considered that the proposed development, by virtue of its generic configuration and inappropriate design solution, in the context of the setting which is adjacent to existing ACA structures, failed to demonstrate that it would integrate appropriately and not detract from the Boyle Architectural Conservation Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposed access arrangement, which is dependent on a public car park in public use, and in the absence of sufficient evidence to demonstrate a legal entitlement to access the site and maintain access arrangements in perpetuity through this public car park, together with the absence of existing water and waste water infrastructure and where provision of such would also be dependent on the undertaking of works on the public car parking area, the Board considered that it has not been sufficiently demonstrated that necessary infrastructure can be independently provided to serve the proposed development, and that the current proposal would therefore result in disorderly development and would set an undesirable precedent for similar types of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


MaryRose McGovern

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



Dated this *13* day of *February* 2025.