

An  
Coimisiún  
Pleanála

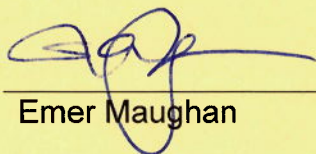
**Direction**  
**CD-021642-26**  
**ABP-320904-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 23/12/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Planning**

**Commissioner:**

  
Emer Maughan

**Date:** 05/01/2026

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

It is the policy of the planning authority, as set out in the Roscommon County Development Plan 2022-2028, to permit development proposals for enterprises in rural areas where the proposals are either small-scale or rural-based indigenous activities, and that the uses have specific rural locational requirements that can only be accommodated in a rural location, and that the uses could not be accommodated on zoned serviced lands within the towns, as per the provisions of Section 6.3 and specific Policy Objectives ED 6.2 and CS 2.3 of the development plan. These policies are considered to be reasonable. It is considered that the development proposed to be retained and proposed development would contravene these policy objectives of the development plan and would represent a significant departure from

the permitted economic origins of the development as an agricultural co-operative to provide repository facilities and other commercial uses, the absence of specific locational requirements which necessitate their location within this rural and unzoned location, and which are not specifically related to this rural area, and would be more appropriately located on serviced, zoned lands within the designated settlements. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.