

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021219-25**  
**ACP-322963-25**

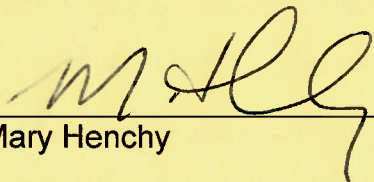
The submissions on this file and the Inspector's report were considered at a meeting held on 06/11/2025.

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

**Planning**

**Commissioner:**

**Date:** 10/11/2025

  
Mary Henchy

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. Having regard to the location of the site within an area Under 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 current Roscommon County Development Plan 2022 - 2028, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Guidelines or 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 Policy Objective PPH3.13 of the Roscommon County Development Plan 2022-2028. The development would be contrary to the proper planning and sustainable development of the area.

2. The appeal site is located along a heavily trafficked regional road (R446), at a point where sightlines in a northeasterly direction are restricted and where there is an existing right turning lane for traffic travelling in a north easterly direction thereon. The Commission is not satisfied that the measures set out in the application would adequately address these sightline deficiencies and, furthermore, conclude that turning movements associated with the proposed development would result in direct conflicts with traffic movements on the R446. The proposed development would therefore be contrary to Section 12.24 of the Roscommon County Development Plan 2022-2028 and Section 4.4 of the Sustainable Rural Housing Guidelines and would endanger public safety by reason of a traffic hazard or obstruction of road users or otherwise.
3. Having regard to the deficiency in information provided to demonstrate whether or not the proposed wastewater treatment system and percolation area are sufficient to serve the proposed development, the Commission is not satisfied that it has been satisfactorily demonstrated that the proposed wastewater treatment system can attenuate and dispose of waste water safely and in accordance with the Environmental Protection Agency (E.P.A.) Code of Practice 2021 for Domestic Wastewater Treatment Systems (Population Equivalent  $\leq 10$ ). It is therefore not considered that satisfactory proposals have been made as part of the current application to attenuate and dispose of wastewater safely and in accordance with the relevant EPA Code of Practice. The proposed development would accordingly be injurious to public health and would therefore be contrary to the proper planning and sustainable development of the area.

Note:



The Commission noting the ambiguous and inaccurate information provided by the applicant, as identified in the Inspector's assessment, concurred with the Planning Authority that it has not been demonstrated that the waste water treatment system and percolation area are sufficient to serve the proposed development.