



An
Coimisiún
Pleanála

Direction
CD-021504-25
ACP-323423-25

The submissions on this file and the Inspector's report were considered at a meeting held on 05/12/2025.

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

Planning

Commissioner:

Eamonn James Kelly

Date: 08/12/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the policies and provisions of the Roscommon County Development Plan 2022-2028, it is considered that the proposed development, by reason of the design and layout of housing and car parking on the site, would fail to achieve a satisfactory relationship with the surrounding streets due to deficiencies in the quality and layout of private open space for the proposed dwellings. The proposed development would not, therefore, be in accordance with Section 12.6 of the Roscommon County Development Plan or SPPR2 ("Responsive Built Form") of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024). The

proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the policies and provisions of the Roscommon County Development Plan 2022-2028 and the failure to demonstrate adequate sightlines from the proposed new access on to Church Road (the L6561) and noting observed traffic movements, it is considered that the proposed development would give rise to an unsafe vehicular access arrangement and would endanger public safety by reason of a traffic hazard, due to its location along a heavily trafficked local road, where visibility is restricted. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission noted the Inspector's observation that the traffic speed survey did not appear to be on this file. Given the substantive reasons for refusal set out above, the Commission decided not to seek further clarification on this matter at this time.