

An
Coimisiún
Pleanála

Direction
CD-021752-26
ACP-323607-25

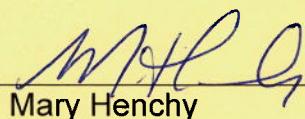
The submissions on this file and the Inspector's report were considered at a meeting held on 16/01/2026.

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

Planning

Commissioner:

Date: 16/01/2026



Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

Policy Objective PPH 3.12 (People, Places and Housing Policy Objectives) of the Roscommon County Development Plan 2022-2028 requires applicants for single houses in rural areas defined as Areas Under Urban Influence to demonstrate a social or economic link to the area as per the criteria set out in Table 3.2 (Rural Housing Need Criteria). Table 3.2 further states that demonstration of an economic need or social need will not warrant the granting of permission for a dwelling in the rural area where an individual has already benefitted from a permission for a dwelling on another site, or owns an existing property within the rural area, unless exceptional circumstances can be demonstrated. Having regard to the information

submitted with the application and the appeal, it is considered that the applicant has already benefited from a permission for a dwelling on another site within the rural area and that exceptional circumstances have not been demonstrated to justify the grant of permission on this subject site. The applicant has therefore not demonstrated compliance with Table 3.2 of the Roscommon County Development Plan or Policy Objective PPH 3.12. The proposed development would contravene Table 3.2 and Policy Objective PPH 3.12 of the Roscommon County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.