



An
Coimisiún
Pleanála

Commission Direction
CD-000190
PL-500120-RN

The submissions on this file and the Inspector's report were considered at a meeting held on 27 February 2026.

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

Planning Commissioner:

Emer Maughan

Date:

2nd day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

In coming to its decision the Commission had regard to the following:

- Climate Action Plan (2025), in particular 7.3.2. Priority 2, Supporting the rehabilitation and restoration of degraded peatlands and regeneration and repurposing of industrial heritage assets
- Northern and Western Regional Assembly Regional Spatial and Economic Strategy (RSES) policies
- National Policy Framework, First Revision (April 2025) including inter alia National Policy Objective 3, Making a Just Transition - Peatlands, National Strategic Outcome 3 in relation to Greenway/ Blueway Network,
- A Strategy for the Future Development of National and Regional Greenways (2018),
- EU Just Transition Fund Regenerative Tourism and Placemaking Scheme for Ireland's Midlands 2023-2026
- Midlands Trail Network Toolkit
- Roscommon Climate Action Plan (2024)
- Roscommon County Development Plan, including inter alia SO 13, RD 5.2, ED 6.9, ED 6.21, ED 6.22, ED 6.25, ED 6.28, ED 6.29, ED 6.30, NH 10.8, NH 10.16 NH 10.17, NH 10.31, ITC 7.26 and BH 9.13

and the following matters:

- the nature and scale of the proposed shared walkway and cycleway (a proposed section of the *EU Just Transition* and exchequer funded Midlands Trails Network) which would include the repurposing of rail-beds and machine access routes, would

- provide indirect connectivity between two secondary hubs, namely Roosky and Termonbarry through existing infrastructure.
- the entirety of the documentation submitted by the applicant including the Natura Impact Statement and the range of mitigating and monitoring measures proposed
- the submissions and observations made to An Coimisiún Pleanála in connection with the application
- the reports and recommendation of the Inspector, including the evaluation in relation to appropriate assessment and the proper planning and sustainable development of the area

It is considered that, subject to compliance with the conditions set out below, the proposed development would provide a safe cycle and walking route with appropriately scaled car parking provision at the proposed 'Gateways' extending the recreational opportunities for the local population and visitors to the area, would not have significant negative effects on the environment, or the community in the vicinity, would not be detrimental to the visual or landscape amenities of the area, would not seriously injure the amenities of property in the vicinity, would not adversely impact on the cultural, archaeological and built heritage of the area and would not interfere with the existing land uses in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 23 July 2025, except as

may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented.

Reason: To protect the integrity of European Sites.

3. The mitigation measures contained in the Ecological Impact Assessment (EclA) report and Habitat Management and Enhancement Plan (HMEP) shall be implemented.

Reason: In the interest of protecting the environment and the protection of European Sites

4. Prior to the commencement of development full details of arrangements and boundary treatments for the closure of legacy accesses onto the N5 and for the creation of a timber post and rail enclosure and private access gates to lands adjoining the site to the west (Drawing No. BNM-DR-MTN-RN-0302-Rev D03 refers) and boundary treatments along the route and at the gateways shall be submitted for the written agreement of the planning authority.

Reason: In the interests of orderly development and traffic safety.

5. Prior to the commencement of development, the developer shall prepare in consultation with the relevant statutory agencies,

a Construction Environmental Management Plan (CEMP), incorporating all mitigation measures indicated in the Natura Impact Statement, Ecological Impact Assessment (EclA) and accompanying application documentation. The CEMP shall include specific proposals with respect to the application of the proposed Ecological Restriction Zone and proposals as to how the CEMP will be measured and monitored for effectiveness, and it shall be placed on file prior to the commencement of development and retained as part of the public record.

Reason: In the interest of protecting the environment and the protection of European Sites in the interest of public health.

6. Prior to the commencement of development, a Traffic Management Plan (TMP) shall be agreed in writing with the planning authority. The TMP shall set out proposed measures and best practice to be implemented during the construction phase of development. The TMP should address the following: Site Access and Egress, Traffic Management Signage, Traffic Management Speed Limits, Road Cleaning, Road Conditions, Implementation of TMP. It shall include details of construction traffic routing, the number of trips generated for deliveries and collection of materials from the site, provision for a storage compound and parking provision within the site, wheel washing and measures or control of dust and other pollutant materials the installation of which shall be the responsibility of the developer.

Reason: In the interest of the orderly development.

7. Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority a detailed '*Maintenance and Management Plan*' for the operation of the development. The plan shall include a structure for community engagement with a dedicated Community Liaison Officer and details on the upkeep and management of the pathways, gateways, car parks and boundary treatments.

Reason: To ensure the continued management and maintenance of the development to a satisfactory standard.

8. Archaeological monitoring, as described below, shall be carried out under the terms of a licence issued by the Department of Housing, Local Government and Heritage.

The applicant shall employ a qualified Archaeologist to monitor all groundworks associated with this development.

The Archaeologist is required to notify the Development Applications Units, Department of Housing, Local Government and Heritage in writing at least four weeks prior to the commencement of site preparations. This will allow the Archaeologist sufficient time to obtain a licence to carry out the work.

The report of the archaeological monitoring shall include photographs of the area before, during and after monitoring has taken place, as well as detailed photographs of specific areas, as required.

A key plan, clearly showing the location and direction from which photographs were taken shall be included in the report (An annotated site location map will suffice for this purpose).

Should archaeological material be found during the course of monitoring, the Archaeologist shall have work on the site stopped, pending a decision as to how best deal with the archaeology. The developer shall be advised by the Development Applications Units Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation in situ or excavation) and should facilitate the Archaeologist in recording any material found.

The planning authority and the Development Applications Unit, Department of Housing, Local Government and Heritage shall be furnished with a report describing the results of the monitoring.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

9. All accepted recommendations set out in the Stage 1 /2 Road Safety Audit received on 23rd August 2024 shall be implemented by the developer. On completion of the development, a stage 3 road safety audit shall be completed by an independent road safety auditor, at the developer's expense, and submitted for the written approval of the planning authority. Any safety issues highlighted in the audit shall be reviewed and addressed by the developer at their expense.

Reason: In the interest of road safety.

Advisory Note:

The Commission noted that Section 34(13) of the Planning and Development Act 2000, as amended, states that:

'A person shall not be entitled solely by reason of a permission under this section to carry out any development'