


An
Coimisiún
Pleanála

Commission Direction
CD-000543
PL-500633-RN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 08 May 2026.

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

Planning Commissioner:



Declan Moore

Date:

12th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the Roscommon County Development Plan 2022-2028, the proposed development by reason of its scale and massing would not be subservient to the existing dwelling, and the form, proportions, finishes and design

arrangement would not reflect the existing dwelling. This would be incongruous by comparison with the existing dwelling and would significantly erode the character of the dwelling and would fail to assimilate with the dwelling and the site. This would be contrary to Section 12.8 (House Extensions (Urban and Rural)) of the development plan and would fail to reflect the design guidance of the County Roscommon Rural Design Guidelines and would set an undesirable precedent for other similarly inappropriate development and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Roscommon County Development Plan 2022-2028 and to Infrastructure, Transport and Communications Policy Objective ITC 7.46 thereof, it has not been demonstrated to the satisfaction of the Commission that the intended use(s) of the dwelling can be accommodated by the existing on-site wastewater treatment system or that the existing system itself would comply with the Environmental Protection Agency's Code of Practice for Domestic Wastewater Treatment Systems Single Houses (PE. ≤ 10) (2021). This would be contrary to Natural Heritage Policy Objective NH 10.20 of the development plan. The proposed development therefore has the potential to be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.