

The submissions on this file and the Inspector's report were considered at meetings held on 20 May 2026 and 09 July 2026.

The Commission decided to refuse permission for the following reasons.

Reasons

The density of the proposed development, approximately 17 units per hectare (as originally proposed) and approximately 15 units per hectare (as permitted), would be significantly lower than the density range for such a location within a key town (5,000+ population) as set out in the Sustainable Residential Development and Compact Settlement Guidelines 2024, published by the Department of Housing, Local Government and Heritage in January 2024. These Ministerial Guidelines are specifically referenced in the Roscommon Town Local Area Plan 2024-2030, (RN3, 'ensure the delivery of compact residential growth that aligns with the growth ambitions and density ranges for Roscommon Town, in accordance with Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)'). Furthermore, the densities of the as lodged and permitted scheme would also be significantly below the range generally deemed applicable for this location type, within the Roscommon Town Local Area Plan 2024-2030 and Roscommon County Development Plan 2022-2028. While there may be valid planning reasons on occasion for accepting densities below any such ranges, on the facts of the case and noting the size (over 1.1 hectare) and

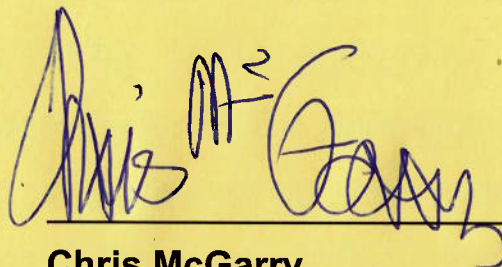
configuration of the subject site and the absence of any particular site constraints (such as for example steep topography, extensive tree or landscape cover) and noting the location of the site, within the overall town area, readily accessible from the established road and footpath network, and with no constraining external limitations, (such as for example direct proximity to sensitive land uses, protected structures etc), it is considered that the proposed development by itself or by the precedent it would set, would not be in accordance with current Ministerial Guidelines, nor with the relevant provisions of the current statutory Local Area Plan and the current statutory development plan by reference to all applicable policies on density and the achievement of the Core Strategy. The proposed development is considered to be too low having regard to the size and potential of the subject site and would comprise an inefficient and unsustainable use of these zoned serviced lands, in a manner contrary to the above mentioned national guidance and statutory policy context. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the inspector to grant permission, the Commission considered the totality of the documentation on file, including the submissions received on foot of a Section 137 request issued by the Commission on the 26/05/2026. The Commission acknowledged the assessment of density by the inspector, wherein he noted that on the basis of the development plan context, that the proposed density could be considered low and that by reference to Section 3.3.3 of the Compact Settlement Guidelines the revised density is considerably below the range set out therein. The inspector nevertheless considered the revised density of development to constitute a reasonable

balance relating to policy and the receiving environment. In this regard, on the facts of the case and having examined the application documentation including the photographs from the inspector of the site and environs, the Commission determined that the site itself is of a sufficient size and configuration (in effect a flat, largely rectangular site of over 1.1 hectares, with capable access directly onto the established road and footpath network, all as part of the town resource) to accommodate subject to design, a high quality residential scheme which would achieve, or at least move closer, to the density range envisaged in the Ministerial guidance and the statutory policy context for this area. The Commission fully acknowledged that the Compact Settlement Guidelines state that the relevant density range should generally be applied and that the statutory plan context for Roscommon allows (rightly) that the planning authority will continue to exercise discretion in regards to quantitative standards for specific sites, on a case by case basis, where site context and the adjoining built environment require careful consideration. This clearly allows for a reduced density on occasion. However, from an assessment of the site context and the adjoining built environment, the Commission considered that no specific constraints, either within the site itself or in the immediate environs and wider serviced context of this part of Roscommon town existed, such that a density of development, to the significantly reduced quantum as proposed would be necessary. The Commission also considered that the fact that some established housing in the environs is to a low density, is not of itself a reason to support such a significant reduction in density in this proposed scheme, compared to the range set out in guidance and within the statutory development plan and local area plan. In conclusion the Commission determined that to grant permission for the current proposal at the density envisaged would comprise an inefficient and unsustainable use of these zoned serviced lands, in

a manner contrary to the above mentioned national guidance and statutory policy context.

Planning Commissioner:

A handwritten signature in blue ink, appearing to read 'Chris McGarry', is written over a horizontal line.

Chris McGarry

Date:

10th day of July 2026