

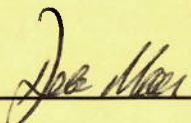
An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000685**  
**PL-500785-RN-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 09 June 2026.

The Commission decided by majority (2:1) to grant permission, for the following reasons and considerations, and subject to the following conditions.

**Planning Commissioner:**

  
\_\_\_\_\_  
**Declan Moore**

**Date:**

**9<sup>th</sup> day of June 2026**

### **Reasons and Considerations**

Having regard to the proposed modest development of 4 x two bedroomed single storied bungalows, their compliance with the quantifiable measures contained within the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, the absence of any measurable negative impacts on the amenity of adjacent residents, the cul de sac nature of the roadway and the presence of backland developments in the immediate vicinity, it is considered that, subject to compliance with the conditions set out

below, the proposed development meets the criteria outlined in Policy 12.11 Backland Development in the Roscommon County Development Plan 2022-2028 and complies with Objective RN7 of the Roscommon Town Local Area Plan 2024-2030. The proposed development would contribute positively to the mix of residential opportunities within this 'Key Town' and would therefore be consistent with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission did not agree that the proposed development represented 'haphazard backland development, out of character with its surroundings', noting the presence of other nearby backland developments, the modest size of the proposed development generally and its single storey nature; as noted in the Grant of Permission (above).

The Commission also did not agree that the proposed development would give rise to an undue adverse impact on traffic movements and public safety, noting the comparable car parking layout employed by the Planning Authority's own Windmill Park development, cited by the appellant.

## **Conditions**

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 18<sup>th</sup> day of November, 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 proposed

development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

3. (a) Drainage arrangements, including the disposal of surface water, shall comply with the requirements in writing, where necessary, of the planning authority for such works and services.

(b) Any additional surface water created as a result of the proposed development shall be catered for within the site and shall not be allowed to flow onto the public road.

(c) Permeable paving shall be provided on site to all hard surface areas.

**Reason:** In the interest of public health.

4. Prior to commencement of development, the developer shall enter into a water and wastewater connection agreement with Uisce Éireann.

**Reason:** In the interest of public health.

5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

**Reason:** In the interest of visual and residential amenity.

6. All in-curtilage car parking spaces shall be provided with electric connections to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of sustainable transportation.

7. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

8. Unless otherwise agreed in writing with the planning authority prior to commencement of development, all landscaping and boundary treatments shall be carried out in accordance with the Landscaping Plan received by the planning authority on the 18<sup>th</sup> day of November, 2025 using only indigenous deciduous trees and hedging species, any plants, trees or hedging which die, are removed

or become seriously damaged or diseased, within a period of five years from the completion of the proposed development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity.

9. No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.

**Reason:** To protect the amenities of the area and in the interest of road safety.

10. During construction works, the developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.

**Reason:** In the interest of traffic safety.

11. Any damage caused to the footpath or road during the course of construction works shall be repaired to the satisfaction of the planning authority at the developer's own expense.

**Reason:** In the interest of traffic safety and orderly development.

12. Proposals for a house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of urban legibility.

13. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.