

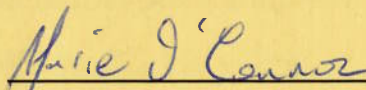
An
Coimisiún
Pleanála

Commission Direction
CD-000833
PL-500976-RN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 02 July 2026.

The Commission decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the reasons and considerations as set out below.

Planning Commissioner:


Marie O'Connor

Date:

2nd day of July 2026

Reasons and Considerations

1. Notwithstanding the proposal to use a tertiary treatment system and infiltration area, in the absence of consistent and accurate information in the Site Characterisation Assessment Reports, it has not been demonstrated that the ground conditions within the site are suitable for the safe and adequate disposal of effluent in accordance with the Environmental Protection Agency Code of Practice for Domestic Wastewater Treatment Systems (PE <10) (EPA

2021), and would not give rise to a risk of groundwater pollution at a regionally important aquifer (Rk Karstified Bedrock) of extreme vulnerability. It is therefore considered that the proposed development would be contrary to policy objective ITC 7.41 (Infrastructure, Transport and Communications Policy Objectives) of the Roscommon County Development Plan 2022-2028, would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, due to the position of the site within an open field with no vegetation (hedging) or stonewall boundaries on either side and where the site and landscape is devoid of sufficient features to visually absorb the dwelling, would constitute suburban-type development in a rural area as outlined in Chapter 4 Siting and Integration of the Roscommon Rural Design Guidelines and would detract from visual amenity and militate against the preservation of the rural environment. The foregoing would be contrary to the Roscommon Rural Design Guidelines, to policy objectives PPH 3.13 and PPH 3.15 (People, Places and Housing Policy Objectives) of the Roscommon County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.