An Coimisiún Pleanála

Commission Direction
CD-000908
PL-501005-RN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 17 July 2026.

The Commission treated this case under section 48 of the Planning and Development Act, 2000, as amended.

The Commission also decided that the planning authority be directed, as follows:

Amend condition 10 as follows:

The developer shall pay to the planning authority a financial contribution of €1,800 (one thousand, eight hundred euros) in respect of public infrastructure and facilities benefitting 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.

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

Reasons and Considerations

Having regard to the Roscommon County Development Contribution Scheme 2014 (as amended 2020), which sets out the levels of contribution payable per residential unit, and in particular section 14 thereof, which sets out Reductions and Exemptions from payment of such contributions, in respect of certain categories of development, it is considered that the permitted development, comes within the provisions of section 14(y), as an upgrade (including extension) of a disused dwelling which will be treated as a new residential unit and which will receive a 50% reduction in the development contribution payable. The Commission was satisfied that the subject structure was previously in residential use, comprising a dwellinghouse, but has been disused for some considerable period and no longer constitutes a habitable dwelling. While the development comprises a new residential unit, the proposed works qualify for a reduction under section 14(y). It is concluded that the terms of the Development Contribution Scheme were not properly applied in this instance and the planning authority are therefore directed to amend the condition.

Planning Commissioner: ______________________

MaryRose McGovern

Date: **17th day of July 2026**

~~DRAFT WORDING FOR ORDER~~