



An
Coimisiún
Pleanála

Commission Direction
CD-000966
PL-501115-RN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 20 July 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:


Marie O'Connor

Date:

24th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the restricted nature of the site, and its prominent location along the streetscape, it is considered that, by reason of its design and layout, the proposed development would fail to achieve a satisfactory standard of development, would result in a poor relationship along street interfaces by

reason of its poor disposition and layout of private open space, and result in a substandard residential amenity for future occupiers. The proposed development would be contrary to Section 4.4 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) and the provisions of Section 12.16 of the Roscommon County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission shared the concerns of the Inspector regarding the bedroom sizes and aggregate living areas. Although ordinarily these matters might warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.