

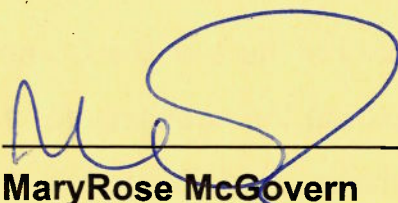
An
Coimisiún
Pleanála

Commission Direction
CD-000940
PL-501116-RN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 21 July 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:



MaryRose McGovern

Date:

22nd day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Roscommon County Development Plan 2022-2028, to the nature and scale of the development proposed to be retained and to the nature of the occupancy which would be facilitated thereby, and in the absence of detailed information regarding the soil type, depth, percolation

values, or depth of groundwater or bedrock, the Commission could not be satisfied that the existing septic tank or the infiltration area (if any) would adequately treat wastewater and dispose of the effluent generated on site, to prevent the contamination of groundwater and eliminate potential negative impacts to human health and to the environment, or that it would operate in compliance with the relevant Environmental Protection Agency Code of Practice, as required by policy objective ITC 7.46 of the development plan. The Commission also considered that the applicant failed to satisfactorily demonstrate that the development proposed to be retained, would comply with the requirements of the Water Framework Directive. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Having regard to the proposed retention of a widened vehicular entrance to the southwestern boundary of the site, the Commission noted the absence of information to demonstrate the necessity for a more than doubling of the opening to a width of 8 metres and, in addition, the Commission agreed with the Inspector that the timber finishes proposed would be an unacceptable replacement to the original low brick wall. The Commission also agreed with the Inspector that the ancillary metal shed should be removed, as the applicant had not demonstrated the necessity for this structure to support the operation of the building, having regard to the presence of other outbuildings onsite which could be repurposed to house the generator. The Commission also shared the opinion of the Inspector that, together with the metal container, the installation of 32sqm of free-standing solar panels at a height of circa 2.6 metres from ground, contributed to the resulting visual clutter along the rear elevation of the building, and the Commission considered that the retention of these panels should also be refused.

NOTE 

The Commission noted policy objective ITC 7.40 of the Roscommon County Development Plan 2022-28, which seeks to ensure that all new development connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer, to connect to that sewer. The Commission noted the proximity of the subject site to Croghan Wastewater Treatment Plant and also noted the absence of information regarding a confirmation of feasibility to connect to the public sewer. Although ordinarily this 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 this matter under the current appeal.