

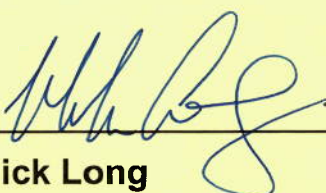
An
Coimisiún
Pleanála

Commission Direction
CD-001166
PL-501250-RN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 27 August 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the reasons, considerations and conditions.

Planning Commissioner:


Mick Long

Date:

27th day of August 2026

The Commission considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable scale and density of development in the rural village of Ballinameen, would not seriously injure the residential or visual amenities of the area or of properties in the vicinity, and would comply with the requirements of the Roscommon County Development Plan 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by the planning authority on the 23rd day of December, 2025 and the 3rd day of March, 2026, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. The proposed development shall be amended
 - (a) The four car parking spaces to the west of the proposed internal road shall be omitted and at least two spaces shall be replaced with public open space. (b) An additional four car parking spaces shall be provided, if deemed necessary, to the east of the internal road and north (roadside) of the existing proposed spaces.
 - (b) The internal road shall terminate at the most southerly car parking space.
 - (c) The road and footpaths shall be constructed up to the western boundary of the site to the rear of house numbered 1 to provide access to adjoining lands with no obstruction including the erection of any structure which would otherwise constitute exempted development under the Planning and Development Regulations 2001, as amended.

These or alternative acceptable amendments to the road and parking layout shall be shown in a revised drawing which shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of permeability and proper planning and sustainable development.

3. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure the satisfactory completion and maintenance of this development.

4. (a) The pre-treatment system shall be installed and maintained in accordance with the details submitted to the planning authority on the 27th day of August 2025, the 23rd day of December, 2025 and the 3rd day of March, 2026. The installation of this system shall be in accordance with the manufacturer's instructions and in compliance with Part H of the Building Regulations and SR66: 2015.

(b) The installation shall be supervised by a suitably qualified person. A certificate confirmation that the installed system complies with the aforementioned

shall be provided by a suitably qualified person and submitted to the planning authority for record purposes.

(c) Prior to occupation, a copy of a maintenance agreement with the manufacturers/installers of the pre treatment system or other suitably qualified persons shall be submitted for the records of the Planning Authority. Evidence of renewal shall subsequently be submitted.

(d) The pre-treatment system shall be removed when the upgrade of Ballinameen wastewater treatment plant is completed by Uisce Éireann.

Reason: In the interest of public health.

5. Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities

6. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity and of reducing waste and encouraging recycling.

7. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

8. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

9. Existing road drainage shall not be impaired by the development of the new accesses, and all roadside works shall be designed and shaped or otherwise treated to ensure the uninterrupted flow of road surface water run-off. The applicant/developer shall be responsible for the cost of any repairs to the public road deemed necessary as a result of any damage done to this road, to facilitate the development hereby granted.

Reason: To prevent damage to the public road in the interest of traffic safety.

10. All rear gardens shall be bounded by 2 metre block walls in height, capped, and rendered, on both sides. In all other respects, landscaping and boundary treatments, as per the details submitted to the planning authority on the 23rd day of December, 2025, shall be completed to the satisfaction of Roscommon County Council within the first planting season following substantial completion of the development or prior to the occupation of the completed new residential units (whichever is sooner). Any planting which fails in the first planting season shall be replaced by the applicant/developer and landscaping shall be permanently retained and maintained as part of this overall development.

Reason: In the interests of orderly development and visual amenity.

11. No dwelling hereby permitted shall be occupied until all access works, car parking provisions and individual boundary treatments throughout the overall site have been completed to the satisfaction of the planning authority.

Reason: In the interests of orderly development and residential amenity.

12. All services including electrical, communal television, telephone and street lighting cables shall be placed underground. The developer shall provide

and lay underground all aforementioned service cables at the time of construction. Prior to commencement of development, a detailed schedule of works shall be agreed with the relevant statutory bodies and Public Utility Authorities to carry out all diversions, re-routing and modifications as required during the construction phases. The applicant/developer shall adhere to the works required by the statutory bodies and Public Utility Authorities.

Reason: In the interests of orderly development, public health and safety and visual amenity.

13. A minimum of two EV charge point spaces shall be provided within the car parking area with ducting provided for all car parking spaces to enable the provision of future EV charging infrastructure. A revised site layout making provision for the foregoing shall be submitted for the agreement of the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

14. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any

part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

15. The developer shall pay to the planning authority a financial contribution of 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. The application of any indexation required by this condition 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.

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.