

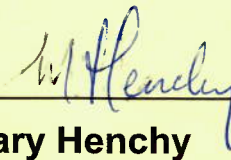
An
Coimisiún
Pleanála

Commission Direction
CD-001250
PL-501337-RN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 25 August 2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:



Mary Henchy

Date:

11th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The drawings and details submitted with the application do not demonstrate that the proposed works have had regard to the protected structure status of this building or to the streetscape which is within an Architectural Conservation Area, in particular drawing number 1003 (received by the planning authority on the 12/3/26), which proposes significant alterations to the front elevation works that

are not in-keeping with the buildings architectural character. The Commission considered the recommendations and conclusions of the Architectural Heritage Impact Assessment Report, submitted as further information, do not provide adequate detail or assurance that the works to be carried out would protect the architectural fabric, design and characteristics that are intrinsic to the reason the building is protected. The proposed development therefore does not accord with BH9.2, BH9.5 and BH9.10 of the Roscommon County Development Plan 2022-2028.

Furthermore, the applicant has provided no drawings of the proposed boundary treatment, so the impact if any on adjoining property cannot be assessed. Therefore, the proposed development for retention and permission does not accord with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that the matters relating to protecting the character of the structure were too significant to be addressed by way of condition, these matters should be clearly addressed in a new application.