



Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/24/60313

Appeal by Greene's Forge Limited care of The Planning Partnership of The Bank Building, 52 Oliver Plunkett Street, Mullingar, County Westmeath against the decision made on the 30th day of August, 2024 by Roscommon County Council to refuse permission.

Proposed Development: Proposed soft and hard landscaping layout and retention for development as comprises the change of use of previously granted built elements for storage, repository and logistics uses, elevational changes to previously granted buildings and new buildings/structures. The retention elements comprise the change of use of Block A (1,292 square metres), Unit 1 - a storage repository for the supply of goods, Unit 2 - a storage, distribution and training facility and associated yard, Block B (839 square metres) a self-storage repository and associated 53 number self-storage containers (total 779.1 square metres), Block C (159.99 square metres), Units 1 and 2, a non-demolished structure (planning register reference number 06/275) providing storage repository uses. The retention of development of Block D (450 square metres) Units 1 and 2 storage repository uses. Retention of a number of elevational changes to previously approved building (Block B), internal circulation areas, road and parking layout, all boundary treatments, including the main entrance gate and front boundary wall and as includes all ancillary site services above and below ground.

Proposals for hard and soft landscaping within the confines of the overall site area, all on a site of 2.2 hectares at Athlone Road (R446), Ballydangan Enterprise Park, Dolanstown, Kilcashel, Ballydangan, County Roscommon.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

It is the policy of the planning authority, as set out in the Roscommon County Development Plan 2022-2028, to permit development proposals for enterprises in rural areas where the proposals are either small-scale or rural-based indigenous activities, and that the uses have specific rural locational requirements that can only be accommodated in a rural location, and that the uses could not be accommodated on zoned serviced lands within the towns, as per the provisions of Section 6.3 and specific Policy Objectives ED 6.2 and CS 2.3 of the development plan. These policies are considered to be reasonable. It is considered that the development proposed to be retained and proposed development would contravene these policy objectives of the development plan and would represent a significant departure from the permitted economic origins of the development as an agricultural co-operative to provide repository facilities and other commercial uses, the absence of specific locational requirements which necessitate their location within this rural and unzoned location, and which are not specifically related to this rural area, and would be more appropriately located on serviced, zoned lands within the designated settlements. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 5th day of January 2026.