



An  
Bord  
Pleanála

**Board Order**  
**ABP-321025-24**

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: 2460362**

**Appeal** by Eddie Harte of Roxboro, Derrane, County Roscommon against the decision made on the 23<sup>rd</sup> day of September 2024 by Roscommon County Council to grant permission, subject to conditions, to Ross Engineering Limited care of James Lohan Consulting Engineers Limited of Unit 5, Ballypheason House, Circular Road, Roscommon, County Roscommon for the proposed development in accordance with the plans and particulars submitted.

**Proposed Development:** (1) Permission to retain as constructed retaining wall and ESB substation along northern boundary and western boundary, (2) permission to complete retaining wall to western boundary and to construct pumphouse for on-site water supply, and (3) permission to retain temporary site offices/storage containers and pump house which are required for the duration of the construction phase and carry out all ancillary site development works at Roxborough townland, Roscommon Town, County Roscommon.

## Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the nature and scale of the development proposed for retention and the proposed development, and the established industrial use of the site, it is considered that, subject to compliance with the conditions set out below, the proposed works and temporary uses are reasonable, would not unduly impact on the amenities of the area and would otherwise in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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. This permission authorises the retention of identified temporary site offices and storage containers on site on a temporary basis, for a maximum period of five years from the date of this Order, after which time they shall be permanently removed from the property and the land shall be restored to its original condition.

**Reason:** In the interest of clarity and having regard to the fact that temporary structures are liable to deterioration over time.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site to the planning authority for the written agreement.

**Reason:** In the interest of public health and surface water management.

4. Prior to commencement of development, 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, noise and dust management measures and the off-site disposal of construction/demolition waste.

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

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0900 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional

circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

6. The developer shall pay to the planning authority a financial contribution 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**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.

*Mary Gurrie*

**Mary Gurrie**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this *08* day of *May* 2025.