



An
Coimisiún
Pleanála

Commission Order
ABP-322963-25

Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: 2560173

APPEAL by Niall McGinley care of Peter Thomson Planning Solutions of 30 Archersleas, Kilkenny against the decision made on the 11th day of June 2025 by Roscommon County Council to refuse permission for the proposed development.

Proposed Development: Permission for a two storey dwelling house, relocation of existing vehicular entrance, wastewater treatment system together with all associated site works at Creggan Townland, Cornafulla, Athlone, County Roscommon.

Decision

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

Reasons and Considerations

1. Having regard to the location of the site within an area under Urban Influence, as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons demonstrating local need in accordance with the current Roscommon County Development Plan 2022-2028, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Guidelines or the development plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would be contrary to Policy Objective PPH3.13 of the Roscommon County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The appeal site is located along a heavily trafficked regional road (R446), at a point where sightlines in a northeasterly direction are restricted and where there is an existing right turning lane for traffic travelling in a north easterly direction thereon. The Commission is not satisfied that the measures set out in the application would adequately address these sightline deficiencies and, furthermore, conclude that turning movements associated with the proposed development would result in direct conflicts with traffic movements on the R446. The proposed development would be contrary to Section 12.24 of the Roscommon County Development Plan 2022-2028 and Section 4.4 of the Sustainable Rural Housing Guidelines and would, therefore, endanger public safety by reason of a traffic hazard or obstruction of road users or otherwise.

3. Having regard to the deficiency in information provided to demonstrate whether or not the proposed wastewater treatment system and percolation area are sufficient to serve the proposed development, the Commission is not satisfied that it has been satisfactorily demonstrated that the proposed wastewater treatment system can attenuate and dispose of waste water safely and in accordance with the Environmental Protection Agency (EPA) Code of Practice 2021 for Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10). The Commission considered that satisfactory proposals have not been made as part of the current application, to attenuate and dispose of wastewater safely and in accordance with the relevant EPA Code of Practice, and the proposed development, if granted, would have the potential to seriously injure public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 19th day of November 2025.