



Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/25/60014

APPEAL by Paul and Julie Colleran of Trien, Castlerea, County Roscommon against the decision made on the 25th day of July, 2025 by Roscommon County Council to refuse permission for the proposed development.

Proposed Development: Construction of two semi-detached two-storey dwelling houses, demolition of existing structure, creation of new access, connection to services and all ancillary site work at Station View, Castlerea, 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 policies and provisions of the Roscommon County Development Plan 2022-2028, it is considered that the proposed development, by reason of the design and layout of housing and car

parking on the site, would fail to achieve a satisfactory relationship with the surrounding streets due to deficiencies in the quality and layout of private open space for the proposed dwellings. The proposed development would not, therefore, be in accordance with Section 12.6 of the Roscommon County Development Plan or SPPR2 ("Responsive Built Form") of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the policies and provisions of the Roscommon County Development Plan 2022-2028 and the failure to demonstrate adequate sightlines from the proposed new access on to Church Road (the L6561) and noting observed traffic movements, it is considered that the proposed development would give rise to an unsafe vehicular access arrangement and would endanger public safety by reason of a traffic hazard, due to its location along a heavily trafficked local road, where visibility is restricted. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

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

Dated this *8th* day of *December*, 2025.

