

An
Coimisiún
Pleanála

Commission Order
ACP-323540-25

Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: 25/60162

Appeal by Irish Pallet Systems Limited of Ballyclare, Lanesboro, County Longford against the decision made on the 8th day of August, 2025 by Roscommon County Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Permission is sought for the construction of the following: (a) One number single storey finished goods storage shed extension (411 square metres), (b) one number single storey industrial shed extension for the manufacture of finished goods (124 square metres), (c) one number Electrical Substation (14 square metres). (2) Permission for change of use is sought for number one shed for use as an industrial building for the manufacture of finished goods (292 square metres). (3) All ancillary and site works associated with the above, all at Irish Pallet Systems, Ballyclare Townland, Lanesborough, County Roscommon.

Decision

The Commission, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 11 and directs the said Council to AMEND condition number 11 so that it shall be as follows and for the reasons therefor.

11. The developer shall pay to the planning authority a financial contribution of €490 (four hundred and ninety euro) 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.

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.

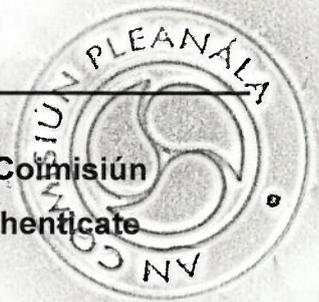
Reasons and Considerations

The Roscommon County Development Contribution Scheme 2014 (as amended on the 24th day of February 2020) sets out the levels of contributions payable in respect of commercial/industrial development and Section 14 thereof, sets out Reductions and Exemptions in respect of certain categories of development from payment of such contributions. Section 14(q) provides for reductions or exemptions in respect of commercial development within Tier 3 and 4 of the Settlement Hierarchy detailed in the Roscommon County Development Plan 2014 - 2020 and provided in Appendix 2 of the Scheme. The proposed development is located within the settlement of Ballyleague, identified in the 2014 Development Plan as a Tier 4 Settlement. Notwithstanding the adoption of the Roscommon County Development Plan 2022 - 2028, the terms of the Roscommon County Development Contribution Scheme 2014 (as amended on the 24th day of February 2020) have not been amended to reflect the settlement hierarchy contained within the 2022 County Development Plan. The Reductions/Exemptions available under section 14(q), which refer to the 2014 Development Plan Settlement Hierarchy, therefore remain applicable to the development proposed in this instance. It is concluded that the terms of the Development Contribution Scheme were not properly applied in this instance and the planning authority is, therefore, directed to amend the condition.



Emer Maughan

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



Dated this 18th day of December 2025.