

An
Coimisiún
Pleanála

Commission Order
ACP-323607-25

Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: 2560326

Appeal by Michael Dolan against the decision made on the 28th day of August, 2025 by Roscommon County Council to refuse permission for the proposed development.


Proposed Development: Erection of dwellinghouse, garage and all necessary site works to facilitate same, at Beagh (Brabazon), Ballinasloe, County Roscommon.

Decision

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

Reasons and Considerations

Policy Objective PPH 3.12 (People, Places and Housing Policy Objectives) of the Roscommon County Development Plan 2022-2028 requires applicants for single houses in rural areas defined as Areas Under Urban Influence to demonstrate a social or economic link to the area as per the criteria set out in Table 3.2 (Rural Housing Need Criteria). Table 3.2 further states that demonstration of an economic need or social need will not warrant the granting of permission for a dwelling in the rural area where an individual has already benefitted from a permission for a dwelling on another site, or owns an existing property within the rural area, unless exceptional circumstances can be demonstrated. Having regard to the information submitted with the application and the appeal, it is considered that the applicant has already benefited from a permission for a dwelling on another site within the rural area and that exceptional circumstances have not been demonstrated to justify the grant of permission on this subject site. The proposed development would contravene Table 3.2 and Policy Objective PPH 3.12 of the Roscommon County Development Plan 2022-2028, and 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 21st day of January 2026.