

An
Coimisiún
Pleanála

**Commission Order
PL-500762-RN-26**

Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/25/60101

Appeal by Hyde Court Residents Association care of Paul McDermott against the decision made on the 16th day of January, 2026 by Roscommon County Council to grant, subject to conditions, a permission to Reimas Developments Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development:

(1) Demolish existing dwelling house. (2) Construct new housing development consisting of seven number three-bed single storey, 10 number three-bed two-storey semi-detached units and three number three-bed two-storey terraced units, together with all boundary treatments, road services and all ancillary site development works and connection to public services at Golf Links Road, Roscommon, County Roscommon.

Decision

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

Reasons and Considerations

The density of the proposed development, approximately 17 units per hectare (as originally proposed) and approximately 15 units per hectare (as permitted), would be significantly lower than the density range for such a location within a key town (5,000+ population), as set out in the “Sustainable Residential Development and Compact Settlement Guidelines”, issued by the Department of Housing, Local Government and Heritage in January 2024. These Ministerial Guidelines are specifically referenced in the Roscommon Town Local Area Plan 2024 - 2030, (RN3, 'ensure the delivery of compact residential growth that aligns with the growth ambitions and density ranges for Roscommon Town, in accordance with “Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)”’). Furthermore, the densities of the as lodged and permitted scheme would also be significantly below the range generally deemed applicable for this location type, within the Roscommon Town Local Area Plan 2024 - 2030 and Roscommon County Development Plan 2022 - 2028. While there may be valid planning reasons on occasion for accepting densities below any such ranges, on the facts of the case and noting the size (over 1.1 hectare) and configuration of the subject site and the absence of any particular site constraints (such as for example steep topography, extensive tree or landscape cover) and noting the location of the site, within the overall town area, readily accessible from the established road and footpath network, and with no constraining external limitations, (such as for example direct proximity to sensitive land uses, protected structures, etc.), it is considered that the proposed development, either by itself or by the precedent it would set, would not be in accordance with current Ministerial Guidelines, nor with the relevant provisions of the current statutory Local Area Plan and the current statutory Development Plan by reference to all applicable policies on density and the achievement of the Core Strategy. The proposed development is considered to be too low, having regard to the size and potential of the subject site and would comprise an inefficient and unsustainable use of these zoned serviced lands, in a manner contrary to the above-mentioned national guidance and

statutory policy context. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the Inspector to grant permission, the Commission considered the totality of the documentation on file, including the submissions received on foot of a Section 137 request issued by the Commission on the 26th day of May, 2026. The Commission acknowledged the assessment of density by the Inspector, wherein he noted that on the basis of the Development Plan context, that the proposed density could be considered low and that by reference to Section 3.3.3 of the Compact Settlement Guidelines, the revised density is considerably below the range set out therein. The Inspector, nevertheless, considered the revised density of development to constitute a reasonable balance relating to policy and the receiving environment. In this regard, on the facts of the case, and having examined the application documentation, including the photographs from the Inspector, of the site and environs, the Commission determined that the site itself is of a sufficient size and configuration (in effect a flat, largely rectangular site of over 1.1 hectares, with capable access directly onto the established road and footpath network, all as part of the town resource) to accommodate, subject to design, a high quality residential scheme which would achieve, or at least move closer to, the density range envisaged in the Ministerial guidance and the statutory policy context for this area. The Commission fully acknowledged that the Compact Settlement Guidelines state that the relevant density range should generally be applied and that the statutory plan context for Roscommon allows (rightly) that the planning authority will continue to exercise discretion in regard to quantitative standards for specific sites, on a case by case basis, where site context and the adjoining built environment require careful consideration. This clearly allows for a reduced density on occasion. However, from an assessment of the site context and the adjoining built environment, the

Commission considered that no specific constraints, either within the site itself or in the immediate environs and wider serviced context of this part of Roscommon town existed, such that a density of development, to the significantly reduced quantum as proposed would be necessary. The Commission also considered that the fact that some established housing in the environs is to a low density, is not of itself a reason to support such a significant reduction in density in this proposed scheme, compared to the range set out in guidance and within the statutory Development Plan and Local Area Plan. In conclusion, the Commission determined that to grant permission for the current proposal at the density envisaged would comprise an inefficient and unsustainable use of these zoned serviced lands, in a manner contrary to the above-mentioned national guidance and statutory policy context.



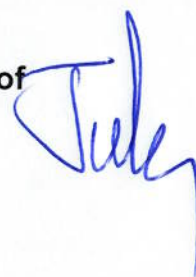
Chris McGarry

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

Dated this



day of



2026.