



Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: 25/60542

Appeal by Gerard O'Loughlin against the decision made on the 21st day of January, 2026 by Roscommon County Council to refuse permission.

Proposed Development: Construction of four number semi-detached single storey two-bedroom bungalows, six number car parking spaces, alterations to existing site boundaries, landscaping, connection to services and all associated ancillary site development works, all at Ardsallagh Beg, Roscommon, County Roscommon.

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the proposed modest development of four two-bedroom single storey bungalows, its compliance with the quantifiable measures contained in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the absence of any measurable negative impacts on the amenity of adjacent residents, the cul-de-sac nature of the roadway, and the presence of backland developments in the immediate vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the criteria outlined in Policy 12.11 (Backland Development) in the Roscommon County Development Plan 2022-2028, and with Objective RN7 of the Roscommon Town Local Area Plan 2024-2030. The proposed development would contribute positively to the mix of residential opportunities within this 'Key Town', and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission did not agree that the proposed development represented 'haphazard backland development, out of character with its surroundings', noting the presence of other nearby backland developments, the modest size of the proposed development generally, and its single storey nature, as noted above. The Commission also did not agree that the proposed development would give rise to an undue adverse impact on traffic movements and public safety, noting the comparable car parking layout employed by the planning authority's own Windmill Park development, cited by the appellant.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3.
 - (a) Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.
 - (b) Any additional surface water created as a result of the proposed development shall be catered for within the site and shall not be allowed to flow onto the public road.
 - (c) Permeable paving shall be provided on site to all hard surface areas.

Reason: In the interest of public health.

4. Prior to commencement of development, the developer shall enter into a water and wastewater connection agreement with Uisce Éireann.

Reason: In the interest of public health.

5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting in this regard shall be provided to facilitate broadband infrastructure.

Reason: In the interest of visual and residential amenity.

6. All in-curtilage car parking spaces shall be provided with electric connections to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

7. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

8. (a) Unless otherwise agreed in writing with the planning authority prior to commencement of development, all landscaping and boundary treatments shall be carried out in accordance with the Landscaping Plan received by the planning authority on the 18th day of November, 2025 using only indigenous deciduous trees and hedging species.

- (b) Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the proposed development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

9. No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.

Reason: To protect the amenities of the area and in the interest of road safety.

10. During construction works, the developer shall provide adequate off-carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.

Reason: In the interest of traffic safety.

11. Any damage caused to the footpath or road during the course of construction works shall be repaired to the satisfaction of the planning authority at the developer's own expense.

Reason: In the interest of traffic safety and orderly development.

12. Proposals for a house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of urban legibility.

13. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of all intended construction practice for the proposed development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.

14. The developer shall pay to the planning authority a financial contribution 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme. **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.



Declan Moore

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



Dated this 15th day of JUNE 2026.