

Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: 2560519

Appeal by Joan Gilligan and Stuart McNamara against the decision made on the 16th day of February, 2026 by Roscommon County Council to grant subject to conditions a permission to Shauna Francis in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission to construct domestic dwellinghouse along with domestic garage, new treatment system and percolation area, and all ancillary site development works at Ardmullen, Kiltoom, County Roscommon.

Decision

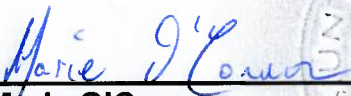
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Notwithstanding the proposal to use a tertiary treatment system and infiltration area, in the absence of consistent and accurate information in the Site Characterisation Assessment Reports, it has not been demonstrated that the ground conditions within the site are suitable for

the safe and adequate disposal of effluent in accordance with the Environmental Protection Agency Code of Practice for Domestic Wastewater Treatment Systems (PE <10) (EPA 2021), and would not give rise to a risk of groundwater pollution at a regionally important aquifer (Rk Karstified Bedrock) of extreme vulnerability. It is therefore considered that the proposed development would be contrary to policy Objective ITC 7.41 (Infrastructure, Transport and Communications Policy Objectives) of the Roscommon County Development Plan 2022-2028, would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, due to the position of the site within an open field with no vegetation (hedging) or stonewall boundaries on either side and where the site and landscape is devoid of sufficient features to visually absorb the dwelling, would constitute suburban-type development in a rural area as outlined in Chapter 4 (Siting and Integration) of the Roscommon Rural Design Guidelines and would detract from visual amenity and militate against the preservation of the rural environment. The foregoing would be contrary to the Roscommon Rural Design Guidelines, to policy Objectives PPH 3.13 and PPH 3.15 (People, Places and Housing Policy Objectives) of the Roscommon County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

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

Dated this 03rd day of July 2026