An Coimisiún Pleanála

Commission Order

PL-501005-RN-26

Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/25/77

Appeal by Aideen and Aisling Lyons in relation to the application by Roscommon County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 10 of its decision made on the 3rd day of March, 2026.

Proposed Development: Permission to fully refurbish and extend existing semi-derelict structure (formerly dwelling), install new wastewater treatment system and percolation area, associated site works and services at Milltown, Castleplunkett, 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 10 and directs the said Council to AMEND condition number 10 so that it shall be as follows for the reason stated.

10. The developer shall pay to the planning authority a financial contribution of €1,800 (one thousand, eight hundred euros) 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

Having regard to the Roscommon County Development Contribution Scheme 2014 (as amended 2020), which sets out the levels of contribution payable per residential unit, and in particular section 14 thereof, which sets out Reductions and Exemptions from payment of such contributions, in respect of certain categories of development, it is considered that the permitted development, comes within the provisions of section 14(y), as an upgrade (including extension) of a disused dwelling which will be treated as a new residential unit and which will receive a 50% reduction in the development contribution payable. The Commission was satisfied that the subject structure was previously in residential use, comprising a dwellinghouse, but has been disused for some considerable period and no longer constitutes a habitable dwelling. While the development comprises a new residential unit, the proposed works qualify for a reduction under section 14(y). It is concluded that the terms of the Development Contribution Scheme were not properly applied in this instance and the planning authority are therefore directed to amend the condition.

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

Dated this 20th **day of** July **2026**