

An  
Coimisiún  
Pleanála

**Commission Order  
PL-501115-RN-26**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: 26/60020**

**Appeal** by Paul and Julie Colleran against the decision made on the 9<sup>th</sup> day of March, 2026 by Roscommon County Council to refuse permission.

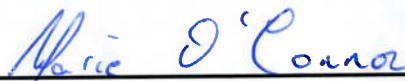
**Proposed Development:** Construction of two semi-detached two-storey dwellinghouses, demolition of existing structure, provision of private open space, boundary treatments, connection to services and all ancillary site works, all at Station View, Castlerea, County Roscommon.

## **Decision**

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

## Reasons and Considerations

Having regard to the restricted nature of the site, and its prominent location along the streetscape, it is considered that, by reason of its design and layout, the proposed development would fail to achieve a satisfactory standard of development, the outcome of which would result in a poor relationship along street interfaces by reason of its poor disposition and layout of private open space, and would, therefore, result in a substandard residential amenity for future occupiers. The proposed development would be contrary to Section 4.4 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) and the provisions of Section 12.16 of the Roscommon County Development Plan 2022-2028. The proposed development 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 24<sup>th</sup> day of July 2026.