

An
Coimisiún
Pleanála

Commission Order
PL-501116-RN-26

Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: 2560504

Appeal by Tony and Rosalie Mc Manus against the decision made on the 9th day of March 2026 by Roscommon County Council to refuse permission for the proposed development.

Proposed Development: Retention Permission for development consisting of the following: (1) The elevational changes to the exterior of the building including internal alterations to the building. (2) The steel storage container located to the rear of the existing building ancillary to the use of the building. (3) The ground mounted solar panels erected to the rear Southeast side of the existing building. (4) The modified/widened vehicular entrance to the Southwestern end of the site including all associated ancillary works at Killappoge, Croghan, Boyle, County Roscommon.

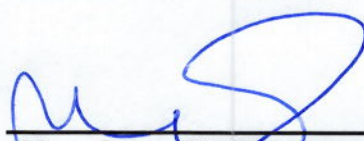
Decision

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

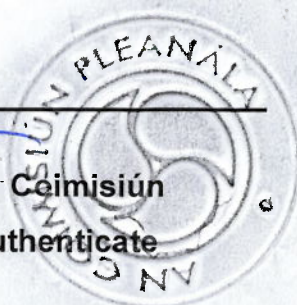
Reasons and Considerations

Having regard to the provisions of the Roscommon County Development Plan 2022-2028, to the nature and scale of the development proposed to be retained and to the nature of the occupancy which would be facilitated thereby, and in the absence of detailed information regarding the soil type, depth, percolation values, or depth of groundwater or bedrock, the Commission could not be satisfied that the existing septic tank or the infiltration area (if any) would adequately treat wastewater and dispose of the effluent generated on site, to prevent the contamination of groundwater and eliminate potential negative impacts to human health and to the environment, or that it would operate in compliance with the relevant Environmental Protection Agency Code of Practice, as required by policy objective ITC 7.46 of the development plan. The Commission also considered that the applicant failed to satisfactorily demonstrate that the development proposed to be retained would comply with the requirements of the Water Framework Directive. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Having regard to the proposed retention of a widened vehicular entrance to the southwestern boundary of the site, the Commission noted the absence of information to demonstrate the necessity for a more than doubling of the opening to a width of eight metres and, in addition, the Commission agreed with the Inspector that the timber finishes proposed would be an unacceptable replacement to the original low brick wall. The Commission also agreed with the Inspector that the ancillary metal shed should be removed, as the applicant had not demonstrated the necessity for this structure to support the operation of the building, having regard to the presence of other outbuildings onsite which could be repurposed to house the generator. The Commission also shared the opinion of the Inspector that, together with the metal container, the installation of 32 square metres of free-standing solar panels at a height of circa 2.6 metres from ground, contributed to the resulting visual clutter along the rear elevation of the building, and the Commission considered that the retention of these panels should also be refused.


MaryRose McGovern

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



Dated this 22nd day of July 2026