

An
Coimisiún
Pleanála

Commission Order
PL-501250-RN

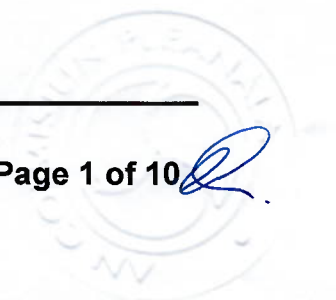
Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: 25/60414

Appeal by Mary O'Donnell against the decision made on the 30th day of March, 2026 by Roscommon County Council to grant subject to conditions a permission to T.P. Halligan Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of four number three-bed townhouses, together with all boundary treatments, road services, pre-treatment system and all ancillary site development works and connection to all public services, all at Knockglass, Ballinameen, Boyle, County Roscommon.

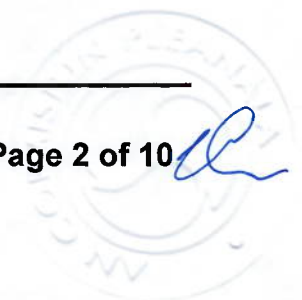


Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

It is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable scale and density of development in the rural village of Ballinameen, would not seriously injure the residential or visual amenities of the area or of properties in the vicinity, would be in accordance with the requirements of the Roscommon County Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

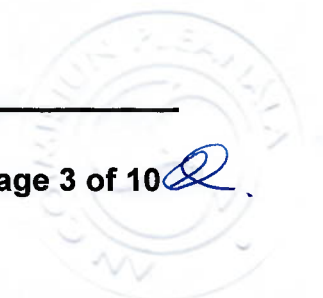


Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 23rd day of December, 2025 and the 3rd day of March, 2026, 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. The proposed development shall be amended as follows:
 - (a) The four car parking spaces to the west of the proposed internal road shall be omitted and at least two spaces shall be replaced with public open space.
 - (b) An additional four car parking spaces shall be provided, if deemed necessary, to the east of the internal road and north (roadside) of the existing proposed spaces.
 - (c) The internal road shall terminate at the most southerly car parking space.



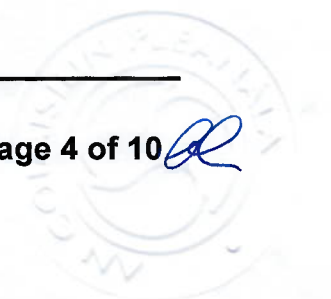
- (d) The road and footpaths shall be constructed up to the western boundary of the site to the rear of house number 1 to provide access to adjoining lands with no obstruction, including the erection of any structure which would otherwise constitute exempted development under the Planning and Development Regulations 2001, as amended.

These or alternative acceptable amendments to the road and parking layout shall be shown in a revised drawing which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of permeability and proper planning and sustainable development.

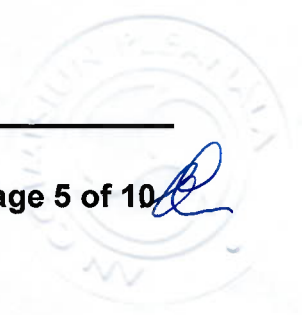
3. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the planning authority in the event of the proposed development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure the satisfactory completion and maintenance of the development.



4. (a) The pre-treatment system shall be installed and maintained in accordance with the details submitted to the planning authority on the 27th day of August, 2025, the 23rd day of December, 2025 and the 3rd day of March, 2026. The installation of this system shall be in accordance with the manufacturer's instructions and in compliance with Part H of the Building Regulations and SR66: 2015.
- (b) The installation shall be supervised by a suitably qualified person. A certificate confirmation that the installed system complies with the aforementioned shall be provided by a suitably qualified person and submitted to the planning authority for record purposes.
- (c) Prior to occupation of the proposed development, a copy of a maintenance agreement with the manufacturers/installers of the pre-treatment system or other suitably qualified persons shall be submitted for the records of the planning authority. Evidence of renewal shall subsequently be submitted.
- (d) The pre-treatment system shall be removed when the upgrade of Ballinameen wastewater treatment plant is completed by Uisce Éireann.

Reason: In the interest of public health.



5. Prior to commencement of development, the developer shall enter into a connection agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

6. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the proposed development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity and of reducing waste and encouraging recycling.

7. Site development and building works shall be carried out only between the hours of 0700 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 agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

8. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

9. Existing road drainage shall not be impaired by the proposed development of the new accesses, and all roadside works shall be designed and shaped or otherwise treated to ensure the uninterrupted flow of road surface water run-off. The developer shall be responsible for the cost of any repairs to the public road deemed necessary as a result of any damage done to the road, to facilitate the proposed development hereby granted.

Reason: To prevent damage to the public road in the interest of traffic safety.

10. All rear gardens shall be bounded by two-metre block walls in height, capped, and rendered, on both sides. In all other respects, landscaping and boundary treatments, as per the details received by the planning authority on the 23rd day of December, 2025, shall be completed to the satisfaction of the planning authority within the first planting season following substantial completion of the development or prior to the occupation of the completed new residential units (whichever is sooner). Any planting which fails in the first planting season shall be replaced by the developer and landscaping shall be permanently retained and maintained as part of the overall development.

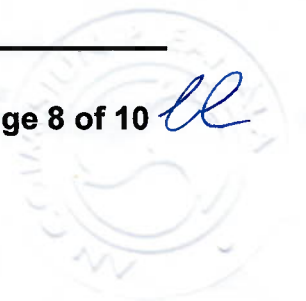
Reason: In the interest of orderly development and visual amenity.

11. No dwelling hereby permitted shall be occupied until all access works, car parking provisions and individual boundary treatments throughout the overall site have been completed to the satisfaction of the planning authority.

Reason: In the interest of orderly development and residential amenity.

12. All services including electrical, communal television, telephone and street lighting cables shall be placed underground. The developer shall provide and lay underground all aforementioned service cables at the time of construction. Prior to commencement of development, a detailed schedule of works shall be agreed with the relevant statutory bodies and public utility authorities to carry out all diversions, re-routing and modifications as required during the construction phases. The developer shall adhere to the works required by the statutory bodies and public utility authorities.

Reason: In the interest of orderly development, public health and safety and visual amenity.

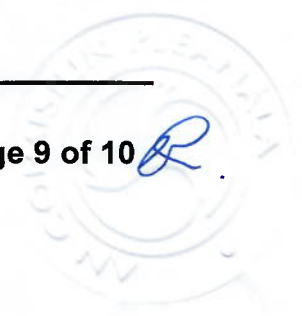


13. A minimum of two EV charge point spaces shall be provided within the car parking area with ducting provided for all car parking spaces to enable the provision of future EV charging infrastructure. A revised site layout making provision for the foregoing shall be submitted for the written agreement of the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

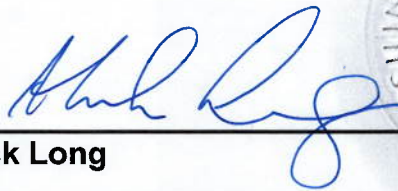
14. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.



15. The developer shall pay to the planning authority a financial contribution of 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. The application of any indexation required by this condition 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.

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.



Mick Long

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

Dated this 28th day of August 2026.

