

An
Coimisiún
Pleanála

**Commission Order
PL-501337-RN**

Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: 25/60167

Appeal by Mary O'Dowd and Aisling Flanagan against the decision made on the 23rd day of April, 2026 by Roscommon County Council to grant subject to conditions a permission to Kearney Chemist Limited.

Proposed Development: Retention and completion of renovation works to the partly reconstructed two-storey annex, located to the rear of the property. Retention and completion of renovation works to the ground floor retail unit and first-floor living accommodation, including new floor joists, new internal stud walls, upgrade to the electrical and plumbing outfit, upgrade to the property fenestration, installation of new stairs, and all associated site works, all at Main Street, Castlerea, County Roscommon (Protected Structure RPS reference number 02600449) within the Castlerea Architectural Conservation Area.

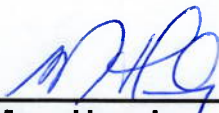
Decision

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

Reasons and Considerations

The drawings and details submitted with the planning application do not demonstrate that the works proposed to be retained and completed have had regard to the protected structure status of the building or to the streetscape which is within an Architectural Conservation Area, in particular drawing number 1003, received by the planning authority on the 12th day of March, 2026) which proposes significant alterations to the front elevation works that are not in-keeping with the building's architectural character. The Commission considered that the recommendations and conclusions of the Architectural Heritage Impact Assessment Report, submitted as further information, do not provide adequate detail or assurance that the works to be retained and completed would protect the architectural fabric, design and characteristics that are intrinsic to the reason the building is protected. The development proposed to be retained and completed would be contrary to Built Heritage Policy Objectives BH 9.2, BH 9.5 and BH 9.10 of the Roscommon County Development Plan 2022-2028. Furthermore, the applicant has provided no drawings of the proposed boundary treatment, so the impact, if any, on adjoining property cannot be assessed. The development proposed to be retained and completed would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that the matters relating to protecting the character of the structure were too significant to be addressed by way of condition; these matters should be clearly addressed in a new planning application.



Mary Henchy

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *18th* day of *September* 2026.