



An
Coimisiún
Pleanála

Commission Order
PL-501462-RN-26

Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: 26/60117

Appeal by Denise and Michael Cuttle against the decision made on the 12th day of May 2026 by Roscommon County Council to refuse permission.

Proposed Development: Construction of a two-storey, two-bedroom dwelling house neighbouring existing dwelling number 9 off Henry Street with alterations to rear yard. Demolition of existing shed. Alterations to rear elevation of the existing dwelling number. Alteration of existing front boundary to include an additional vehicular site entrance to serve the existing dwelling number 9, and all ancillary site development works, all at The Old Stables, Árd Comáin, Henry Street, 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

Having regard to the location of the existing residential site within the existing built-up area of Roscommon Town on zoned and serviced lands, the provisions of the Roscommon County Development Plan 2022-2028 and the Roscommon Town Local Area Plan 2024-2030, including Policy Objectives RN 3, RN 4, RN 7 and RN 12, national guidance including the relevant provisions of the Sustainable Residential Development and Compact Settlement Guidelines (2024) and Quality Housing for Sustainable Communities (2007), the established pattern of residential development in the area and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be appropriate in terms of design and layout, would not result in the creation of a traffic hazard and would not seriously injure the amenities of neighbouring properties in the area. The proposed development would utilise a brownfield infill site to deliver a housing unit and would therefore align with national and regional policy objectives to deliver a more compact, accessible and consolidated urban environment. The proposed development 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 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 front elevation shall align with the host dwelling to match the established building line on Árd Comáin. The ridge and eaves line shall match the host dwelling.
- (b) The fenestration on the front elevation shall be revised to match the host dwelling.
- (c) The vehicular gates to the proposed and existing dwellings shall be removed and replaced with pedestrian gates. The front boundary wall shall match the existing boundary wall of the houses along the terrace.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Roof colour and materials shall harmonise with those of the existing dwelling and the adjoining terrace.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4. The developer shall engage a suitably qualified (licensed eligible) archaeologist (licensed under the National Monuments Acts) to monitor all site clearance works, topsoil stripping, groundworks, dredging and/or

the implementation of agreed preservation in-situ measures associated with the development following consultation with the National Monument Service (NMS). Prior to commencement of such works, the archaeologist shall consult with and forward to the planning authority archaeologist or the NMS, as appropriate, a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation either preservation in-situ or excavation. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/ excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation either in situ or by record of places, caves, sites, features or other objects of archaeological interest.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

6. Prior to commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

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

7. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

8. Site development and building works shall be carried out between the hours of 0700-1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and 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.

9. 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.

10. The developer shall pay to the planning authority a financial contribution 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. Details of the application of the terms of the Scheme 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 the proper application of the terms of the Scheme.

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.



Emer Maughan

Planning Commissioner of An Coimisiún

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

Dated this 21st day of September 2026