



Comhairle Contae
Ros Comáin
Roscommon
County Council

Chief Executives Report

CHIEF EXECUTIVE'S REPORT ON A SPECIFIED DEVELOPMENT BY A LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 179 SUBSECTIONS 3(A) AND 3(B) OF PART XI OF THE PLANNING AND DEVELOPMENT ACT 2000 AS AMMENDED AND PART 8 OF PLANNING AND DEVELOPMENT REGULATIONS 2001 (S.I. No. 600 of 2001) AS AMENDED.

SPECIFIED DEVELOPMENT: Proposed Residential Development at Windmill Rd, Elphin, Co. Roscommon.

The proposed development will consist of: Renovation of 1 No unit No 9 Elphin Street, Strokestown, Co. Roscommon including all associated site works.

PLANNING REFERENCE – PTRN286

Boyle Municipal District Committee Meeting
21st November 2025

1. Statutory Procedures:

In accordance with the requirements of Part 8 of the Planning and Development Regulations 2001 the following procedures were followed:

- (a) Notice of the proposed development was advertised in the Roscommon Herald on 9th September 2025.
- (b) A public site notice was erected on the site.
- (c) The plans and particulars of the proposed development were made available during office hours up to 9th September 2025 at Áras an Chontae.
- (d) Submissions were accepted up to 4pm on 14th October 2025.

The proposed development has been prepared on behalf of this Housing Authority by our Design Team:

2. Development Location and Context:

The development proposal is located at Windmill Rd, Elphin, Co. Roscommon.

The site is within walking distance of the local national school and local amenities.

The project located on Windmill Road, in Elphin, is zoned Core Town Centre.

- The building is location 500m from the town centre with access to all available services within Elphin. Sustainable modes of transport such as walking and cycling would be the best option for residents/tenants, and on single car parking will be available with this unit.
- Elphin is well serviced with regard to national and secondary schools and general public facilities and amenities (retail, sports facilities, playgrounds, parks, etc.).

The site is contained within a rectangular shape, bounded on the south and north by existing residential properties. The site is bounded on the eastern boundary and to the rear of the site by an agricultural field.

A core strategy in the RCC housing delivery plan is to support the regeneration of town centres. The dwelling has been vacant for a number of years, while the building adjoining it is occupied. This development will be a great benefit to the town centre regeneration of Elphin.

The development is constrained by in keeping with the existing dwelling property lines and the shape and size of the site.

3. Referrals:

The proposal was referred to the following parties:

Planning Department
Roads and Transportation Department
Municipal District Engineer
Environment Department
National Parks and Wildlife
MD Councillors
Uisce Eireann
ESB Networks
Waterways Ireland

Reports/responses were received from the Planning Department and Uisce Eireann.

4. Planning Report

Environmental Impact Assessments and Appropriate Assessments:

The report has concluded that an AA of the proposed development is not required as it can be excluded on the basis of objective information provided in the AA Screening Report, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites. (See detail contained within the report on file).

EIA Screening Checklist and associated conclusion outlining a detailed EIAR is not required has been noted.

Planning Policy:

Elphin Settlement Plan 2022-2028

The site is zoned 'Town Core' within the Plan boundary. Given the nature of this proposal there are no concerns from the perspective of this development and its alignment with the policy objectives set out in Volume 2 of the RCDP.

Roscommon County Development Plan 2022-2028

Chapter 12, Section 12.8 – House Extensions (Urban and Rural) has been considered in the assessment of this development proposal.

The proposed extension can be assessed under Chapter 12: Development Management Standards, Section 12.8 House Extensions (Urban and Rural) of the Roscommon County Development Plan 2022-2028. Extending existing dwelling houses to meet changing family needs is an acceptable form of development which is viewed positively by the Council. Section 12.8 sets out how, in general terms, the extension shall be:

- Subordinate to the existing dwelling in its size, unless in exceptional cases, a larger extension compliments the existing dwelling in its design and massing;
- Reflect the proportions, detailing and finishes, texture, materials and colour of the existing dwelling, unless a distinctive high quality contemporary and innovatively designed extension is proposed.
- Avoid unacceptable loss of private open space. Where an extension increases the potential occupancy of the dwelling, the adequacy of the on-site sewage treatment (in un-serviced areas) should be demonstrated in a planning application.

Having regard to the foregoing, it is considered that the proposed development on this site, accords with the applicable policy objectives set out in the RCDP and is acceptable in principle.

Planning Assessment:

Scale and Design

Overall details regarding all proposed works to the dwelling, inclusive of site works, boundary treatments, etc. have been provided on plans lodged and these are deemed to be broadly acceptable. This development will not create an unacceptable impact in terms of overall scale and design.

Visual and Residential Amenity

Having regard to the siting and layout of the development on this site, it is considered that the development should not have a negative impact on the amenities of the area. The overall site design

solution is considered to be broadly acceptable and should not give rise to an undue impact upon the residential amenities of the adjoining properties in this area.

Open Space and Parking

The development provides for car parking space areas which are provided towards the front of the proposed building. In the interests of traffic safety, provisions should allow for vehicles to enter and exit the site in a forward gear.

Water, Wastewater and Surface Water

In relation connections to existing water, wastewater and surface water infrastructure this area is considered to be appropriately serviced.

Planning Recommendation:

In consideration of the foregoing, it is concluded that the proposed development accords well with the policies and objectives as well as the development management guidelines and standards of both the Roscommon County Development Plan and Elphin Settlement Plan and thus accords with the proper planning and sustainable development of the area.

RCC Response

The above observations are noted.

5. Uisce Éireann Report

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and have the following observation(s).

Uisce Éireann's Assessment/Observation(s):

The applicant 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 and adhere to the standards and conditions set out in that agreement.

All development shall be carried out in compliance with Uisce Éireann's *Standard Details and Codes of Practice*.

Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

Reason: To provide adequate water and wastewater facilities.

RCC Response

The above observations are noted. Connection application to follow.

6. 3rd Party Submissions/ Observations

No third party observations were received.

7. Conclusion

The project will be funded by the Department of Housing, Local Government and Heritage under the Social Housing Investment Programme.

It is recommended to the members of the Boyle Municipal District that the proposed development be proceeded with.

Signed: 

Chris Flynn
Director of Services
Housing, Culture & International Protection

Date: 30/10/25.

