

**An  
Bord  
Pleanála**

**Board Direction  
BD-015392-24  
ABP-315815-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/02/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

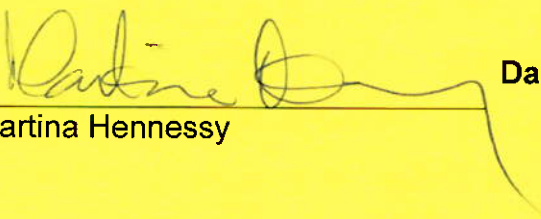
1. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated that he comes within the scope of the rural housing need criteria as set out in Table 3.2 of the Roscommon County Development Plan 2022-208. The proposed development would, therefore, be contrary to Policy Objective PPH 3.13 of the Roscommon County Development Plan 2022-2028, which requires that in Areas Under Urban Influence applicants demonstrate a social or economic link to the rural area in which they propose to build. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and would be contrary to the proper planning and sustainable development of the area.
2. Part of the site of the proposed development is located within the Preferred Road Based Option Corridor of the N4 Carrick-on-Shannon to Dromod Road Project. The N4 Carrick-on-Shannon to Dromod Road Project is specifically referred to in Table 7.2 'Planned Road Improvements' in the Roscommon County Development Plan 2022-2028 and Objective 7.13 of the Development Plan requires that corridors for proposed routes are kept free of development

so as not to compromise future road schemes. It is therefore considered that the proposed development would be contrary to Policy Objective 7.13 of the Roscommon County Development Plan 2022-2028, and would be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board noted the view of the Inspector that the proposed roadway merging at the existing farm complex would endanger public safety by reason of traffic hazard due to potential conflicts between vehicles and farm machinery and limited visibility from the local access road. The Board considered this a new issue in the context of the appeal and, while ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue this matter under the current appeal.

**Board Member**



Martina Hennessy

**Date:** 09/02/2024