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**Board Direction**  
**BD-016797-24**  
**ABP-318502-23**

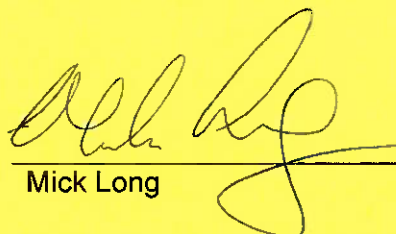
The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2024.

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 provisions of the Roscommon County Development Plan 2022-2028, and the location of the development proposed to be retained and proposed development in a rural area and the existing pattern of development in the area, it is considered that the development proposed to be retained and proposed development would be contrary to the policy requirements of the development plan, would injure the visual amenities and character of the area, would constitute an inappropriate and ad hoc development in a rural area, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the access to the site, at a point where a speed limit of 80 km/h applies, the Board were not satisfied that the proposed access arrangement would not endanger public safety by reason of inadequate achievable sightlines which would endanger pedestrians, cyclists and other road users and would, therefore, constitute a traffic hazard.

**Board Member**

  
Mick Long

**Date:** 21/06/2024