



Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: 23352

APPEAL by Michael Stokes care of David Mooney of 14 Old Farm Road, Cloughjordan, County Tipperary against the decision made on the 26th day of October, 2023 by Roscommon County Council to refuse permission.

Proposed Development: Retention of placing of hardcore resurfacing material, erection of fencing, the erection of a potting shed, vehicular entrance and associated site works. Planning permission is also sought for a front boundary wall and gates and all associated site works, all at Rooskagh Townland, Bellanamullia, Athlone, County Roscommon.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 the 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 the proposed development would be contrary to the policy requirements of the development plan, would seriously 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.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this

1st day of July

2024.