



An
Bord
Pleanála

Board Direction
BD-002351-19
ABP-301839-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2019.

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

Reasons and Considerations

1. The proposed development would entail the provision of an additional access point from new development directly onto the N60 National Secondary Road, outside the 60kph speed limit zone, where it is national policy under the *Spatial Planning and National Road Guidelines for Planning Authorities* (2012), supported by policy RD-01 of the Mayo County Development Plan 2014-2020, to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads for all development types, including individual houses in rural areas regardless of the circumstances of the applicant. The proposed development, which does not constitute a development of national or regional strategic importance and which would not access onto a lightly trafficked section of the national secondary route (defined as AADT of 3000 or less - the section concerned had an AADT of 5,697 for 2017) would not fall within the scope of exceptional circumstances whereby a less restrictive approach may be applied under the Development Plan, subject to the agreement of TII, as allowed for under s.2.6 of the Guidelines. The proposed development, by reason of the precedent a grant of permission would set, could lead to the proliferation of similar type developments, would reduce the capacity of the

road, and would endanger public safety by reason of traffic hazard and the obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, located in close proximity to the emerging preferred route corridor for the N60 Castlebar Balla Road (Manulla) Improvement Scheme, is premature pending the determination of the road improvement scheme.

Note:

Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure.

However, given the substantive reasons for refusal above, the Board decided not to pursue this matter further with the parties.

(Please enclose this Direction with the Board Order)

Board Member

Date: 13/02/2019

John Connolly