



An
Bord
Pleanála

Board Direction
BD-003190-19
ABP-303744-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/05/2019.

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

Reasons and Considerations

1. The "Spatial Planning and National Roads - Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government (2012) seek in Section 2.5 "to avoid the...generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/h apply." Policy P-NR-1 of the Sligo County Development Plan 2017-2023 seeks to protect the traffic carrying capacity of national roads, the level of service they deliver and the period over which they continue to perform efficiently, by avoiding the creation of new access points or the generation of increased traffic from existing accesses onto the N-4, N-15, N-16, N-17 and N-59 outside the 50 km/h speed limit. The proposed development of a house at this location would result in the intensification of use of a private access on to the N59 national secondary road, where a speed limit of 100 km/h applies. It is considered that the additional and conflicting turning movements generated by the proposed development would endanger public safety by reason of traffic hazard, would interfere with the free flow of traffic on this national road, would compromise the level of service and carrying capacity of the road at this location, and would fail to protect public investment in the national road network, both by itself and by the undesirable precedent it would set for similar such development. The proposed development would contravene the provisions of the said Guidelines and of Policy P-NR-1 of

the County Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area

2. The site of the proposed development is located within an Area Under Strong Urban Influence as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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 documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and to the provisions of the current Sligo County Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area

Board Member

Date: 31/05/2019

Michelle Fagan

Note: *The proposed development is located in a coastal zone as identified within the Sligo County Development Plan 2017-2023 where it is the objective of the Council under policy P-DCZ-1 to restrict development except where it can be demonstrated that it does not detract from views, visually intrude on the coastal landscape or impact on environmentally sensitive areas. This is reasonable. The proposed development would introduce a form of development which would physically and visually exacerbate the overall visual impact of development in this area on the surrounding sensitive*

landscape. The proposal would therefore be contrary to the provisions of the Sligo County Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

Please attach a copy of the Board Direction with the Board Order.