

An  
Bord  
Pleanála

**Board Direction**  
**BD-011809-23**  
**ABP-311915-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2023.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

#### **Reasons and Considerations**

1. In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the subject site is located within an area designated "Other Rural Areas" as identified in the Mayo County Development Plan 2022-2028. The Plan makes a distinction between 'Rural Areas under Strong Urban Influence' and 'Remaining Rural Areas'. The appeal site is not identified as being within a Rural Area under Urban Influence. Therefore, by default, the appeal site is located within Category 2 - Remaining Rural Areas. Policy Objective 19 of the National Planning Framework provides that in rural areas to facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements. There is no requirement in the particular circumstances of this case for the applicant to demonstrate that they have an economic or social need to live in a rural area. The Board, therefore, disagrees with the Inspector's recommendation in this regard and accordingly considers the development to be an acceptable development at this location and having considered all the submitted material on file agree with the Planning Authority's decision to grant permission. The

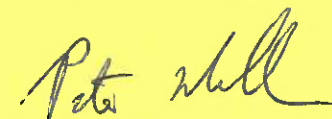
proposed development is therefore in the Board view in accordance with the proper planning and sustainable development of the area.

2. The Board noted the Inspectors recommended reason number 2 that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a local road at a point where sightlines are restricted in a northerly direction. The Board, however noted the rural location of the proposed development on a cul-de-sac local county road, and the limited increase in traffic movements that would result as a result of the proposed development and in this regard shared the opinion of Mayo County Council Municipal District Engineer. The Board considered, therefore, that the proposed development would be acceptable in terms of pedestrian and traffic safety.

### Conditions

Appropriate ABP conditions in accordance with Mayo County Council Permission granted 14<sup>th</sup> October 2021 with an additional condition that the driveway would not be a hard surface driveway and details in relation to same would be agreed in advance with the Planning Authority.

**Board Member**



Peter Mullan

**Date:** 10/03/2023