



An
Bord
Pleanála

Board Direction
BD-016156-24
ABP-317843-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/04/2024.

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

Reasons and Considerations

1. The applicant has not demonstrated that 'exceptional circumstances' in accordance with the provisions of Section 2.6 of the Dept of Environment, Heritage and Local Government Guidelines; Spatial Planning and National Roads (Jan,2012) apply in this case which is also contrary to National Road Objective MTO 22 of the Mayo County Development Plan 2022-2028. In addition, the proposal would involve the creation of an additional direct access point to a national road to which a speed limit greater than 60km/h applies and, therefore, would also be contrary to National Road Policy MTP 24 of the Mayo County Development Plan 2022-2028. The proposed development would, therefore, adversely impact on the capacity and efficiency of the adjoining national road, would endanger public safety by reason of traffic hazard and obstruction of road users and, therefore, would be contrary to the proper planning and sustainable development of the area.

Note: (a) The Board also expressed concern that the proposal includes the removal of an extensive length of hedgerow in the absence of an appropriate ecological assessment or appraisal.

Note: (b) The Board further noted that as part of the response to a request for further information, the changes made to the red and blue line areas has resulted in the proposed entrance being outside the applicant's site boundary.

In light of the substantive reasons for refusal, the Board decided not to pursue these matters further.

Board Member

A handwritten signature in black ink, appearing to be 'Joe Boland', written over a horizontal line.

Joe Boland

Date: 26/04/2024