

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Sligo County

Planning Register Reference Number: PL15/447

An Bord Pleanála Reference Number: PL 21.247280

APPEAL by Transport Infrastructure Ireland of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 26th day of August, 2016 by Sligo County Council to grant subject to conditions a permission to Peter Kearins and Tanya Higgins care of Plan Design Associates of Unit 2 Killala Road Business Park, Ballina, County Mayo in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a dwelling house and proprietary effluent treatment system, together with all associated site works at Crockacullion, Beltra, County Sligo.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

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-RHOU-3 of the Sligo County Development Plan 2011-2017 seeks to facilitate rural-generated housing subject to ensuring the safe operation of key transport arteries, particularly national primary and secondary roads, whereby access to national roads is restricted in accordance with the national guidelines. 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 materially contravene the provisions of the said Guidelines and of Policy P-RHOU-3 of the County Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.