



Planning and Development Acts 2000 to 2018

Planning Authority: Mayo County Council

Planning Register Reference Number: P18/73

APPEAL by Transport Infrastructure Ireland of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 17th day of May, 2018 by Mayo County Council to grant subject to conditions a permission to Damien and Michelle Conway care of Donal McCormick Design of Main Street, Ballinrobe, County Mayo in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construct a private dwellinghouse, proprietary effluent treatment unit, percolation area and domestic garage along with all associated services at Creghanboy Townland, Manulla, Castlebar, County Mayo, as amended by the further public notice received by the planning authority on the 24th day of April, 2018.

Decision

REFUSE permission for the above proposed development in accordance with 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

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 issued by the Department of the Environment, Community and Local Government in January 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 Transport Infrastructure Ireland, as allowed for under section 2.6 of the Guidelines. The proposed development, by reason of the precedent a grant of permission would set, would 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.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.