



Board Direction

Ref: PL21.246509

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th August 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Policy P-LCAP-3 of the Sligo County Development Plan 2011-2017 is to protect the physical landscape and visual character of the County. Policy P-DCA-1 is to generally restrict development in the coastal zone, specifically between coastal roads and the sea. Having regard to the location of the proposed development in an open and exposed rural coastal location, which is set within the landscape context of a visually vulnerable coastline as designated in the Development Plan, and located between the public road and the sea, it is considered that this site does not have the visual capacity to absorb the proposed development, and that the site is not appropriate for the development of a house. The proposed development would form a discordant and obtrusive feature in this sensitive landscape, would seriously injure the visual amenities of the area, both by itself and by the undesirable precedent that it would set, would contravene policies P-LCAP-3 and P-DCA-1 of the Development Plan, and would be contrary to the proper planning and sustainable development of the area.
2. The appeal site is located within an 'Area under Strong Urban Influence' as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), and in a 'Rural Area under Urban Influence' as set out in the Sligo County Development Plan 2011-2017, where housing is restricted to persons demonstrating local need for a house in accordance with the provisions of the Plan. On the basis of the documentation on file, the Board is not satisfied that the applicants come within the scope of the housing need criteria as set out in the Guidelines or in the Development Plan for a house in this rural location. In the absence of a demonstrated need for a house, it is considered that the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the documented presence of rushes on site, and indications on file that soil testing might have been undertaken following a period of dry weather, and considered that concerns in relation to the suitability of the site for the disposal of foul effluent remained unresolved, and merited further attention.

Board Member: _____ Date: 30th August 2016
Fionna O' Regan