



An
Bord
Pleanála

Board Direction
PL21.248114

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 6th 2017.

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

Reasons and Considerations

1 The site of the proposed development is in a rural location in the buffer zone of the Enniscrone LAP, in an area where housing policy HP6 applies and the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005. It is considered that the applicant does not come within the scope of the criteria for housing need necessitating a dwelling at this location. The proposed development would, therefore, conflict with the provisions of the guidelines and with the policy of the planning authority and would be contrary to the proper planning and sustainable development of the area.

2. Based on the plans and particulars submitted with the application it is considered that the proposed development would adversely impact on the roadside hedge and the trees contained therein (by virtue of the need to carry out certain works to achieve adequate sightlines). The proposed development would, therefore, be contrary to policies O-LCAP-7, P-LCAP-3 and P-LCAP-5 of the Sligo County Development Plan 2011- 2017 and policies BZP 1 and BZP 2 of the Enniscrone LAP 2014-2020. The proposed development is considered to be contrary to the proper planning and sustainable development of the area.

Note : The Board noted the information provided with the application and appeal and in the absence of a Natura Impact Statement was not satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on European Site Nos. 00458 and 004036, or any other European site, in view of the site's Conservation Objectives.

Board Member

Date: 06.06.17

Paul Hyde