



An
Bord
Pleanála

Board Direction
BD-002428-19
ABP-302046-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2019.

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

Reasons and Considerations

1. Having regard to the location of the site within an area identified as under the urban influence of Sligo town where housing is restricted to persons who can demonstrate rural-generated housing need and 'where such persons can demonstrate that the home they propose is in the interest of the proper planning and sustainable development of the area' in accordance with policy P-RAUI-HOU-1 of the Sligo County Development Plan 2017-2023, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, the Board is not satisfied that the applicant has sufficiently demonstrated that they have a rural-generated housing need. As a result, the Board considers that the proposed development would contribute to the further 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.

2. The application has not demonstrated that the site is suitable to accommodate a dwelling served by an onsite waste water treatment system in accordance with the EPA Code of Practice (2009) through the submission of a completed site characterisation assessment, contrary to the provisions of the *Sligo County Development Plan 2017-2023*, including S.9.3.2 *Wastewater management in rural areas* and policy P-WW-5. The Board is not therefore satisfied that the proposed development would not pose a risk to public health and / or to the environment through contamination of groundwater.

Board Member

Date: 25/02/2019

Maria FitzGerald