



An
Bord
Pleanála

Board Direction
BD-003142-19
ABP-303671-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/05/2019.

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

Reasons and Considerations

1. The site of the proposed development is located within an Area Under Strong Urban Influence as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and to the provisions of the current Sligo County Development Plan 2017-2023, and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located in a coastal zone as identified within the Sligo County Development Plan 2017-2023 where it is the objective of the Council under policy P-DCZ-1 to restrict development except where it can be demonstrated that it does not detract from views, visually intrude on the coastal landscape or impact on environmentally sensitive areas. This is considered reasonable. The proposed development would introduce a form of development which would physically and visually intrude into the existing open uninterrupted view of the Ballyasdare Bay and would have a serious negative impact on the visual amenities of the area. The proposal would, therefore, be contrary to the provisions of the Sligo County Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development is located in an area which has a low capacity to absorb new development. It is the objective of the Sligo County Development Plan 2017-2023, as set out in policies P-LCAP-1 and P-LCAP-2, to preserve the county's landscape character and to discourage any developments that would be detrimental to the unique visual character of visually vulnerable areas. The proposed development would impact negatively on the character of the landscape, would be contrary to these policies and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27/05/2019

Terry Prendergast