



An
Bord
Pleanála

Board Direction
BD-003680-19
ABP-304275-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st August 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 proposed development in an open and exposed location outside of an established cluster and in an area lacking natural screening, it is considered that the proposed development would not be capable of being absorbed and successfully integrated into its surroundings and would therefore be contrary to the siting and locational criteria set out in the Sligo County Development Plan 2017-2023 and detract from the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: Having regard to the location of the site within a rural area not under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, it is considered that, having regard to the viability of smaller towns and rural settlements, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would

militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. However, the Board decided not to include this as an additional reason having regard to the substantial reason for refusal above.

Board Member

Date: 01/08/2019

Stephen Bohan

[Please issue a copy of this Direction with the Board Order to the parties.]