



An
Bord
Pleanála

Board Direction
BD-006998-20
ABP-307814-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2020.

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 a 'Visually Vulnerable Area', as set out in the current Sligo County Development Plan 2017-2023, where emphasis is placed on the importance of designing with the landscape and the siting of development to minimise visual intrusion. Having regard to the topography of the site, the elevated positioning of the proposal and the scarring effect of the extensive access road, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, and would set an undesirable precedent for other such prominently located development in the vicinity of Knocknarea Mountain. The proposed development would, therefore, not be in accordance with the siting criteria for new development in Visually Vulnerable Areas, as set out in Section 13.4.2 and policies P-LCAP-1 and P-LCAP-2 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the lack of provision of adequate sightlines in both directions at the entrance to the site onto the R292 Regional Road.

Board Member

Date: 23/11/2020

Dave Walsh