



An
Bord
Pleanála

Board Direction
BD-008438-21
ABP-308504-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/06/2021.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1	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.
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In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that the proposed development was located within a rural area in need of regeneration according to the Sligo Development Plan 2017-2023, and that the Inspector considered that there was no requirement for the applicant to demonstrate that they have a local housing need to reside in the area. However, the Board had regard to the overarching national policy NPO 19 of the National Planning Framework for rural areas not under urban influence and considered that the proposed development would contribute to the encroachment of random rural development in this rural area having regard to the viability of nearby smaller towns and rural settlements such as Riverstown (located 3.5km to the northwest), Catlebdwin and Ballymote. The Board concluded that the proposed development, would, therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Maria Fitzgerald

Date: 04/06/2021