

An
Bord
Pleanála

Board Direction
BD-008673-21
ABP-310110-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/07/2021.

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 the green belt of the village of Carney and is considered to be in an Area Under Strong Urban Influence where housing is restricted to persons demonstrating local need in accordance with the current Sligo County Development Plan 2017-2023 and where it is also identified in national policy, as set out in National Policy Objective 19 of the National Planning Framework and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, 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 viability of smaller towns and rural settlements, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan under policy P-GBSA-HOU-1 for a house at this location and the Board is not satisfied that the applicants have sufficiently demonstrated a rural housing need to live in this rural area. In the absence of any identified locally based qualifying need for the house in this rural area, the proposed development would contribute to the 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. It is the policy of the Planning Authority as set out in policies P-LCAP-1 and PLCAP-2 of the Sligo County Development Plan 2017-2023 to protect the physical landscape, visual and scenic character of this Visually Vulnerable area and to ensure that new development can be absorbed and integrated successfully in the rural setting. It is likewise the policy not to detract from views or the coastal landscape of coastal areas (Policy P-DCZ-1). It is considered that, notwithstanding the presence of mature trees, the proposed development would seriously injure the visual amenities of the area by reason of its scale and massing and design and would, therefore, be contrary to policies to protect the visual qualities of such area and would thus be contrary to the proper planning and sustainable development of the area.

Note

The Board also considered that, on the basis of the information provided with the application and appeal, which includes the provision of a wastewater treatment system with disposal to groundwater in an area with a high water table on impermeable soils in apparent hydraulic continuity with the estuarine habitats listed in the conservation objectives of designated habitats in the vicinity of the site, and in the absence of a Natura Impact Statement, it could not be satisfied that the proposed development individually, or in combination with other plans or projects, would not result in adverse effects on the integrity of Drumcliff Bay SPA (Site code: 004013) and the Cummeen Strand/Drumcliff Bay SAC (Site code: 000627), in view of the sites' Conservation Objectives, and in such circumstances, the Board would be precluded from granting permission, but regarded this matter as a new issue.

Board Member



Dave Walsh

Date: 09/07/2021