

An  
Bord  
Pleanála

**Board Direction**  
**BD-011143-22**  
**ABP-311779-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/08/2022.

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 policy of the current Sligo County Development Plan 2017-2023 to strengthen existing rural communities by facilitating sustainable rural settlement in accordance with the National Spatial Strategy,
- The location of the site within a rural area identified as being an area under strong urban influence in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government 2005,
- Policy P-RHOU-1 of the Sligo and Environs Development Plan is to facilitate one off rural housing in the cases of genuine rural housing need, whilst discouraging urban-generated one off rural housing proposals.
- The location of the site within an area identified as a buffer zone around the city, and
- National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks 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,

- the Board could not be satisfied, on the basis of the information on the file, that the applicants come within the scope of either economic or social housing need criteria as set out in the overarching National Guidelines or the definition of a local rural person in accordance with the relevant criteria of the development plan.

The proposed development, in the absence of any identified locally based need for a house at this location, would result in a haphazard and unsustainable form of development in an unserved area, 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 and undermine the settlement strategy set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

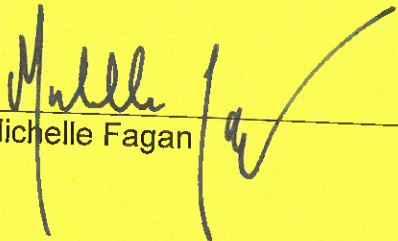
2. Taken in conjunction with existing and permitted development in the area, the proposed development of a dwelling on this elevated site, and which would necessitate the removal of in excess of 60m of hedgerow, would be visually obtrusive and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** Notwithstanding the proposal to use a proprietary domestic wastewater treatment system on the site, having regard to the soil conditions as reported in the site assessment submitted, and the classification by the Geological Survey of Ireland of extreme ground water vulnerability at the site, to the proliferation of domestic wastewater treatment systems in this rural area, and to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government 2005, which recommend, in un-sewered rural areas, avoiding sites where it is inherently difficult to provide and maintain wastewater treatment and disposal facilities, the Board could not be satisfied, on the basis of the information on the file, that the impact of the



proposed development in conjunction with existing waste water treatment systems in the area would not give rise to a risk of groundwater pollution. However, the Board considered that in the context of the substantive reasons for refusal set out above, decided not to pursue this issue in the context of this appeal.

Board Member

  
Michelle Fagan

Date: 22/08/2022

