



An
Bord
Pleanála

Board Direction
BD-014758-23
ABP-314049-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2023.

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 Sensitive Rural Landscape, alongside a designated Scenic Road and within a Visually Vulnerable Area. Within such areas it is the Policy of the Sligo County Development Plan 2017-2023, as extended to July 2024, (P-GBSA-HOU-1) to restrict one-off housing development to specific categories of rural housing need and where such persons can demonstrate that the home they propose is in the interest of the proper planning and development of the area. This policy is considered reasonable. The proposed development, in the absence of an identified housing need in accordance with the requirements of Policy P-GBSA-HOU-1, would militate against the preservation of the sensitive rural coastal 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. Having regard to the location of the appeal site in a coastal landscape that is designated in the Sligo County Development Plan 2017 to 2023, as extended to July 2024, as a Sensitive Rural Landscape and Visually Vulnerable Area, alongside Sligo Bay, and situated on a designated Scenic Route, it is considered that the proposed development, by virtue of its prominent location,

scale of development and likely loss of mature trees would result in an excessive density of development at the location, an obtrusive form of development and would seriously detract from the visual amenity and character of the Sensitive Landscape, Visually Vulnerable area and views towards the sea from the Scenic Route. The proposed development would be contrary to policies of the County Development Plan which protect these landscape resources, which are considered reasonable, and set an inappropriate precedent for similar coastal development. The proposed development not therefore be in accordance with the proper planning and sustainable development of the area.

3. On the basis of the information provided with the planning application and appeal and in the Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects, would not be likely to have a significant effect on Cummeen Strand/ Drumcliff Bay (Sligo Bay) SAC (000627) Cummeen Strand SPA (004035), or any other European site, in view of the site's conservation objectives. In such circumstances, the Board is precluded from granting permission.

Board Member



Liam Bergin

Date: 01/12/2023