



An
Bord
Pleanála

Board Direction
BD-017076-24
ABP-318288-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/07/2024.

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 proposed development contravenes the provisions contained in Section 5.3.2 Siting and Design of Rural Houses, Section 7.4.3 Landscape Character Assessment (policy P-LCAP-1) and Section 13.4.2 Site Selection – locating a house in the landscape of the Sligo County Development Plan 2017-2023. Due to the nature and topography of the proposed site, located in an open, exposed area lacking in natural or built-up screening, the proposed development would not be capable of being successfully integrated into its setting or be absorbed in its surroundings and receiving environment, resulting in a significant visual impact on the landscape. Therefore, the Board considers that the proposed development would be contrary to the proper planning and sustainable development of the area.

2. The proposed development seeks to locate a dwelling 200m from the public road to the rear of the existing pattern of development in the area and approximately 360 metres along a partially surfaced laneway. This location would be out of character with the area as well as setting and would set an undesirable precedent for further such development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/07/2024

Joe Boland