

An
Coimisiún
Pleanála

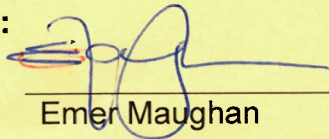
Direction
CD-021317-25
ABP-320965-24

The submissions on this file and the Inspector's report were considered at a meeting held on 18/11/2025.

The Commission decided, in a 2:1 split decision, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:


Emer Maughan

Date: 19/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Policy P-DHOU-1 of the Sligo County Development Plan 2024-2030 encourages the renovation and reuse of derelict houses and allows consideration of proposals for replacement houses on their merits. The same policy requires that the structures proposed for renovation or replacement should be generally intact and exhibit the main characteristics of a dwelling. Having regard to the existing condition of the structure, the majority of which is in ruin, together with the absence of any defined driveway, internal boundary treatments or septic tank, the Commission considers that the dwelling is not

substantially intact and does not exhibit the main characteristics of a dwelling, and therefore the proposal is not consistent with Policy P-DHOU-1 of the Sligo County Development Plan 2024-2030.

2. By association with the above, Policy SP-S-11 of the Sligo County Development Plan 2024-2030 seeks to accommodate proposals for one-off rural houses in Remote Rural Areas, subject to normal planning considerations and compliance with the guidance, specifically site selection criteria, set out in Section 33.4 of the plan, whilst Policy P-LCP-1 of the plan seeks to protect the physical landscape, visual and scenic character of County Sligo and to preserve the County's landscape character. It is considered that by reason of the elevated and exposed nature of the site, the proposal would result in an overly dominant feature within the landscape, adversely impacting on the visual and scenic character of the area, contrary to Policies SP-S-11 and P-LCP-1 of the Sligo County Development Plan 2024-2030 and would, therefore, be contrary to the proper planning and sustainable development of the area