

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Leitrim County

Planning Register Reference Number: P.15/54

An Bord Pleanála Reference Number: PL 12.245990

APPEAL by John Flynn and Elizabeth McCann Flynn of “Terglass”, Tullylannan, Carrick-on-Shannon, County Leitrim against the decision made on the 8th day of December, 2015 by Leitrim County Council to grant subject to conditions a permission to Alan Whitney of Tullylannan, Carrick-on-Shannon, County Leitrim.

PROPOSED DEVELOPMENT: Retention of change of use of an agricultural building to be used as a building for servicing and repair of motor vehicles and ancillary activities at Tullylannan, Leitrim Village, Carrick on Shannon, County Leitrim.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the development proposed for retention and its location within an elevated setting in an attractive and visually sensitive rural area of high visual amenity in close proximity to the River Shannon and adjacent to an Outstanding View and Prospect (V23 – View of Slieve an Iarainn from the R280) as designated in the Leitrim County Development Plan 2015-2021, it is considered that the development and use proposed for retention would seriously injure the visual amenities of the area. Furthermore, having regard to the nature of the subject use, it is considered that it does not come within the scope of small enterprises acceptable in rural areas as set out in Development Plan policy under Section 3.7.4 of the Leitrim County Development Plan 2015 – 2021. It is considered that the proposed development would seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed retention of the car servicing use at this rural area would constitute an unsatisfactory development by reason of the nature and scale of the use on a visually prominent site within an attractive rural area. The Board considered that the use would be more suitably located on appropriately zoned lands within an existing town or village.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.