

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Sligo County**

**Planning Register Reference Number: PL15/448**

An Bord Pleanála Reference Number: PL 21.246509

**APPEAL** by Patrick and Catherine Toher care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 5<sup>th</sup> day of April, 2016 by Sligo County Council to grant subject to conditions a permission to Caroline Currid and Ciaran O'Brien care of JP Feeney of Red Gap 1, Barnaderg, Grange, County Sligo in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of new dwelling house, detached garage, onsite wastewater treatment system and associated site works at Ardtrasna, County Sligo as amended by the further public notice received by the planning authority on the 15<sup>th</sup> day of March, 2016.

## **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

1. Policy P-LCAP-3 of the Sligo County Development Plan 2011-2017 is to protect the physical landscape and visual character of the County. Policy P-DCA-1 is to generally restrict development in the coastal zone, specifically between coastal roads and the sea. Having regard to the location of the proposed development in an open and exposed rural coastal location, which is set within the landscape context of a visually vulnerable coastline as designated in the Development Plan, and located between the public road and the sea, it is considered that this site does not have the visual capacity to absorb the proposed development, and that the site is not appropriate for the development of a house. The proposed development would form a discordant and obtrusive feature in this sensitive landscape, would seriously injure the visual amenities of the area, both by itself and by the undesirable precedent that it would set, would contravene policies P-LCAP-3 and P-DCA-1 of the Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The appeal site is located within an 'Area under Strong Urban Influence' as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), and in a 'Rural Area under Urban Influence' as set out in the Sligo County Development Plan 2011-2017, where housing is restricted to persons demonstrating local need for a house in accordance with the provisions of the Plan. On the basis of the documentation on file, the Board is not satisfied that the applicants come within the scope of the housing need criteria as set out in the Guidelines or in the Development Plan for a house in this rural location. In the absence of a demonstrated need for a house, it is considered that the proposed development 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

---

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

**Dated this                      day of                      2016.**