

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Sligo County

Planning Register Reference Number: PL 16/151

An Bord Pleanála Reference Number: PL 21.246833

APPEAL by An Taisce of Tailors Hall, Back Lane, Dublin against the decision made on the 3rd day of June, 2016 by Sligo County Council to grant subject to conditions a permission to Joe Kelly care of Cunnane Stratton Reynolds of 3 Molesworth Place, Dublin.

PROPOSED DEVELOPMENT: Retention of sheds comprising 570 square metres in total, currently in use as a vegetable preparation and distribution agribusiness and permission for the provision of a new septic tank, landscaping works and all associated works at Carrowreagh, Dromard, County Sligo.

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

The spatial development principles of the planning authority are set out in Section 3.2.2 of the Sligo County Development Plan 2011-2017, and specific spatial development policies are set out accordingly. These policies broadly support employment growth in the Gateway City of Sligo and, in areas outside the Gateway, seek to direct growth into towns and villages. Provision is also made for supporting rural communities through facilitating sustainable activities or uses in rural areas. Section 4.1.4 of the Development Plan supports industry and enterprise locations in Sligo City and its satellite towns, as well as in key support towns and other settlements. Policy provision is also made in Section 4.1.4 for development that needs to locate near a natural resource, as well as in Section 4.2 in relation to rural development and enterprise policies, including specific provision for rural resource-based enterprise, and in Section 4.2.3 in relation to the diversification of agricultural activity. Finally, under Section 12.4.19 of the Development Plan, industry will normally only be permitted on lands zoned for business/enterprise/industry. It is considered that the development proposed to be retained would not comply with these policies, by reason of its rural location, its nature, which is not locally resource-based, its substantial scale, the potential presented for traffic congestion and hazard on narrow rural roads, and due to the incongruous quasi-industrial appearance of the structures, which are obtrusive in this visually vulnerable and scenic coastal location. Accordingly, it is considered that the development proposed to be retained would interfere with the character of the landscape, and would endanger public safety by reason of traffic hazard. The proposed development and the development proposed to be retained 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.