

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Sligo County

**Planning Register Reference Number: PL 16/485**

An Bord Pleanála Reference Number: PL 21.248114

**APPEAL** by Siobhan McGowan care of Maughan and Associates of Moy Valley Business Centre, Bunree, Ballina, County Mayo against the decision made on the 9<sup>th</sup> day of February, 2017 by Sligo County Council to refuse outline permission.

**PROPOSED DEVELOPMENT:** Construction of a new dwellinghouse and domestic garage, on-site wastewater treatment system together with ancillary site development works at Lecarrownaveagh, Enniscrone, County Sligo.

## DECISION

**REFUSE** outline 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. The site of the proposed development is located in a rural location in the buffer zone of the Enniscrone Local Area Plan 2014-2020, in an area where housing policy HP6 applies and the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005. It is considered that the applicant does not come within the scope of the criteria for a housing need necessitating a dwelling at this location. The proposed development would, therefore, be contrary to the said Ministerial guidelines and to the policy of the planning authority. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Based on the plans and particulars submitted with the planning application, it is considered that the proposed development would adversely impact on the roadside hedge and the trees contained therein (by reason of the need to carry out certain works to achieve adequate sightlines). The proposed development would, therefore, be contrary to policies O-LCAP-7, P-LCAP-3 and P-LCAP-5 of the Sligo County Development Plan 2011- 2017 and policies BZP 1 and BZP 2 of the Enniscrone Local Area Plan 2014-2020. 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                      2017.**