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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Sligo County Council**

**Planning Register Reference Number: PL 18/121**

**APPEAL** by Alan Carolan care of Peter P. Gillett and Associates of 55 Glencarraig, Sutton, Dublin against the decision made on the 30<sup>th</sup> day of May, 2018 by Sligo County Council to refuse permission.

**Proposed Development:** Construction of a new single-storey detached dwelling, vehicular entrance, wastewater treatment system and associated site works and services at Aghanagh, Ballinafad, County Sligo.

**Decision**

**REFUSE** permission for the above proposed development in accordance with 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 within a sensitive area, including the visually vulnerable areas designated around Lough Arrow and the designated scenic routes along the public road network to the west, south and east, where additional restrictions on one-off rural housing are provided for under section 5.3.1 of the Sligo County Development Plan 2017-2023, including within Rural Areas In Need Of Regeneration where rural housing policy P-GBSA-HOU-1 applies. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the applicant has demonstrated compliance with this policy. It is considered that the proposed development would be contrary to the provisions of the Development Plan, including its rural housing policy, would constitute inappropriate housing development in a rural area and would lead to demands for the uneconomic provision of further public services and facilities in an area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its location overlooking the shores of Lough Arrow, which are designated as visually vulnerable, would significantly affect the landscape character of the area and would be contrary to the Policies of the Sligo County Development Plan 2017-2023, in particular, Policy P-LCAP-1, to protect the physical landscape, including visually vulnerable areas and along scenic routes and Policy P-LCAP-2 to discourage development that would be detrimental to the unique visual character of designated visually vulnerable areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019.**