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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Sligo County Council**

**Planning Register Reference Number: PL 18/339**

**APPEAL** by Carmel Feeney and Aine McManus care of McCabe Architects of Ardeskin, Old Laghey Road, Donegal Town, County Donegal against the decision made on the 12<sup>th</sup> day of October, 2018 by Sligo County Council to refuse permission.

**Proposed Development:** Erection of a two-storey split level dwellinghouse, incorporating 'granny flat', provision of a detached domestic garage, provision of an effluent treatment system and all associated site works at Larass Townland, Strandhill, 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 the green belt of the Strandhill Mini Plan 2017-2023 and along a Scenic Route as defined in the Sligo County Development Plan 2017-2023. It is the policy of the planning authority to manage development in such areas and to restrict the provision of one-off rural housing in accordance with the criteria set out in Policy P-GBSA-HOU-1. On the basis of the information submitted, it is not considered that the proposed development would comply with this policy. The proposed development would constitute inappropriate housing development in a rural area lacking certain public services, would militate against the preservation of the rural environment, would set an undesirable precedent for further such development at this location and would give rise to an uneconomic demand for the provision of public services and facilities. The proposed development would conflict with the provisions of the Sligo County Development Plan 2017-2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is the policy of the planning authority as set out in the current Sligo County Development Plan to protect the physical landscape, visual and scenic character of County Sligo (P-LCAP-1) and to ensure that new development in rural areas can be absorbed and integrated successfully into the rural setting. P-RHOU-2 requires new houses in rural areas to comply with the guidance set out in Section 13.4 of the Plan. This section sets out the issues which should be considered when siting and designing a house in the rural landscape. It is considered that the proposed dwelling, at a prominent location along a scenic route, would seriously injure the amenities of the area, would interrupt views towards Knockarea and would form a discordant and obtrusive feature on the landscape, by reason of its excessive scale. The proposed development would not be in accordance with the design and siting criteria for new development in rural areas as set out in Section 13.4.2 and P-LCAP-1 of the Sligo County Development Plan 2017-2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.
  
3. Having regard to the absence of adequate proposals for the achievement of adequate sightlines for the development, it is considered that the traffic movements generated by the proposed development would endanger public safety by reason of traffic hazard.

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**Terry Ó Niadh**

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

**Dated this            day of            2019.**