



Planning and Development Acts 2000 to 2018

Planning Authority: Sligo County Council

Planning Register Reference Number: P 18/347

APPEAL by Keith Cullen and Jennifer Gregg are of Brock McClure Planning and Development Consultants of Manulla, Castlebar, County Mayo against the decision made on the 18th day of October, 2018 by Sligo County Council to refuse permission to the said Keith Cullen and Jennifer Gregg.

Proposed Development: The construction of a single-storey dwellinghouse along with a septic tank and percolation area, to keep the existing stone wall and existing entrance as the front boundary and to carry out all other ancillary site works, all at Breeoge Townland, Ransboro, 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

Having regard to the location of the site within an area identified as under the influence of Sligo town where housing is restricted to persons who can demonstrate rural-generated housing need and *'where such persons can demonstrate that the home they propose is in the interest of the proper planning and sustainable development of the area'* in accordance with policy P-RAUI-HOU-1 of the Sligo County Development Plan 2017-2023, and having regard to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, states that it is policy to *"facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area...having regard to the viability of smaller towns and rural settlements"*, it is considered that the applicants have not demonstrated an economic or social need to live in this rural area in accordance with the provisions of the Development Plan and with national policy. Furthermore, the Board is not satisfied that the applicants'/appellants' housing needs could not be satisfactorily met in an established smaller town or village/settlement centre (such as Strandhill).

The proposed development, in the absence of any definable or demonstrable based need for a house in this rural area, and having regard to the viability of smaller towns and rural settlements, such as Strandhill, 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 National Policy Objective 19 of the National Planning Framework and to the proper planning and sustainable development of the area.

Philip Jones

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.