



Planning and Development Acts 2000 to 2018

Planning Authority: Sligo County Council

Planning Register Reference Number: PL18/451

APPEAL by Padraig and Claire Calpin care of McCabe Architects of Ardeskin, Old Laghey Road, Donegal Town, County Donegal against the decision made on the 14th day of January, 2019 by Sligo County Council to refuse permission for the proposed development.

Proposed Development: Construction of a split-level dwelling house with detached garage, access road, provision of an on-site effluent treatment system and all associated site works at Carrownacreevy, (E.D. Dromard East), Beltra, 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 an Area Under Strong Urban Influence as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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 documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy and to the provisions of the current Sligo County Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located in a coastal zone as identified within the Sligo County Development Plan 2017-2023 where it is the objective of the Council under policy P-DCZ-1 to restrict development in the coastal zone except where it can be demonstrated that it does not detract from views, visually intrude on the coastal landscape or impact on environmentally sensitive areas. This is considered reasonable. The proposed development would introduce a form of development which would physically and visually intrude into the existing open uninterrupted view of the Ballyasdare Bay and would have a serious negative impact on the visual amenities of the area. The proposal would, therefore, be contrary to the provisions of the Sligo County Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development is located in an area which has a low capacity to absorb new development. It is the objective of the Sligo County Development Plan 2017-2023, as set out in policies P-LCAP-1 and P-LCAP-2, to protect the physical landscape, visual and scenic character of County Sligo and seek to preserve the county's landscape character and to discourage any developments that would be detrimental to the unique visual character of visually vulnerable areas. The proposed development would impact negatively on the character of the landscape, would be contrary to these policies and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.