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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Sligo County Council**

**Planning Register Reference Number: PL 19/40**

**APPEAL** by Stephen Donegan and Leona Mulrooney Donegan care of Armstrong Reape Architectural Services of Charter House, Linenhall Street, Castlebar, County Mayo against the decision made on the 3<sup>rd</sup> day of April, 2019 by Sligo County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a dwelling house and garage and septic tank/effluent treatment unit and percolation area together with all associated site works and connection into existing services at Leaffony, Kilglass, Enniscrone, Co. 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 proposed development in an open and exposed location outside of an established cluster and in an area lacking natural screening, it is considered that the proposed development would not be capable of being absorbed and successfully integrated into its surroundings and would, therefore, be contrary to the siting and locational criteria set out in the Sligo County Development Plan 2017-2023 and detract from the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Stephen Bohan**

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

**Dated this            day of            2019.**