



Planning and Development Acts 2000 to 2020

Planning Authority: Sligo County Council

Planning Register Reference Number: PL 20/149

APPEAL by Francie Kivlehan of Culleenduff, Strandhill, County Sligo against the decision made on the 14th day of July, 2020 by Sligo County Council to refuse permission.

Proposed Development: Construction of an agricultural dry storage shed. The development will consist of: (1) 114 square metre agricultural dry storage shed. (2) 3.6-metre wide hardcore access road at Culleenduff, 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 a 'Visually Vulnerable Area', as set out in the Sligo County Development Plan 2017-2023, where emphasis is placed on the importance of designing with the landscape and the siting of development to minimise visual intrusion. Having regard to the topography of the site, the elevated positioning of the proposed development and the scarring effect of the extensive access road, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, and would set an undesirable precedent for other such prominently located development in the vicinity of Knocknarea Mountain. The proposed development would, therefore, not be in accordance with the siting criteria for new development in Visually Vulnerable Areas, as set out in Section 13.4.2 and policies P-LCAP-1 and P-LCAP-2 of the development plan and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the lack of provision of adequate sightlines in both directions at the entrance to the site onto the R292 Regional Road.

Dave Walsh

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

Dated this day of 2020.