

An
Bord
Pleanála

Board Order
ABP-308504-20

Planning and Development Acts 2000 to 2020

Planning Authority: Sligo County Council

Planning Register Reference Number: PL 20/102

APPEAL by Jason and Heather Collins of Hill View House, Drumshinnagh, Riverstown, County Sligo against the decision made on the 12th day of October, 2020 by Sligo County Council to grant subject to conditions a permission to Seppi and Margaret Hona care of Cunningham Design and Planning Limited care of Block C, N4 Axis Centre, Longford, County Longford.

Proposed Development: Development consisting of proposed demolition of the ruins of an existing derelict dwelling house together with the proposed construction of a storey and a half type dwelling house with detached garage, boundary wall/fence, wastewater treatment system with percolation area. Full planning permission is also been sought to widen the existing vehicular entrance along with widening and extending the existing access road which once serviced the existing derelict dwelling house which is now in ruins so as to service the proposed storey and a half type dwelling house with detached Garage to which this application relates and all ancillary site works, all at Carrowreagh, Riverstown, County Sligo. Further public notices were received by the planning authority on the 16th day of September, 2020.

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 a rural area not under urban influence, and to the National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

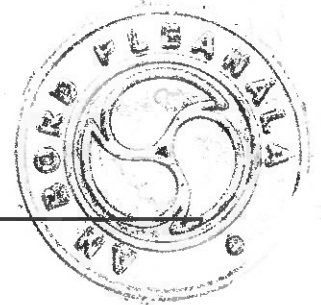
In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that the proposed development was located within a rural area in need of regeneration according to the Sligo County Development Plan 2017-2023 and that the Inspector considered that there was no requirement for the applicants to demonstrate that they have a local housing need to reside in this area. However, the Board had regard to the overarching national policy NPO 19 of the National Planning Framework for rural areas not under urban influence and considered that the proposed development would contribute to the encroachment of random rural development in this rural area having regard to the viability of nearby smaller towns and rural settlements such as Riverstown (located 3.5 kilometres to the northwest), Castlebaldwin and Ballymote. The Board concluded that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dr. Maria Fitzgerald

Maria FitzGerald

Member of An Bord Pleanála

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



Dated this 14th day of June 2021