



An
Bord
Pleanála

Board Order
ABP-310110-21

Planning and Development Acts 2000 to 2020

Planning Authority: Sligo County Council

Planning Register Reference Number: PL 21/36

APPEAL by Helen and Thomas Devaney care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo against the decision made on the 6th day of April, 2021 by Sligo County Council to refuse permission.

Proposed Development: Demolition of existing sheds on site and construction of a three-bedroom dwelling incorporating a carport and an effluent treatment unit and polishing filter including all associated site works at Finned, Carney, 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. Having regard to the location of the site within the green belt of the village of Carney and is considered to be in an Area Under Strong Urban Influence where housing is restricted to persons demonstrating local need in accordance with the Sligo County Development Plan 2017-2023 and where it is also identified in national policy, as set out in National Policy Objective 19 of the National Planning Framework and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April, 2005, 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 applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan under policy P-GBSA-HOU-1 for a house at this location and the Board is not satisfied that the applicants have sufficiently demonstrated a rural housing need to live in this rural area. In the absence of any identified locally based qualifying need for the house in this rural area, the proposed development 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 proper planning and sustainable development of the area.

2. It is the policy of the planning authority as set out in policies P-LCAP-1 and PLCAP-2 of the Sligo County Development Plan 2017-2023 to protect the physical landscape, visual and scenic character of this Visually Vulnerable area and to ensure that new development can be absorbed and integrated successfully in the rural setting. It is likewise the policy not to detract from views or the coastal landscape of coastal areas (Policy P-DCZ-1). It is considered that, notwithstanding the presence of mature trees, the proposed development would seriously injure the visual amenities of the area by reason of its scale and massing and design and would, therefore, be contrary to policies to protect the visual qualities of such area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Dave Walsh

Member of An Bord Pleanála

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

Dated this *13th* day of *July* 2021.

