

Planning and Development Acts 2000 to 2021

Planning Authority: Sligo County Council

Planning Register Reference Number: 21/171

APPEAL by Kieran McDonagh care of LiD Architecture of Thorn Road, Letterkenny, County Donegal against the decision made on the 5th day of July, 2021 by Sligo County Council to refuse permission to Kieran McDonagh.

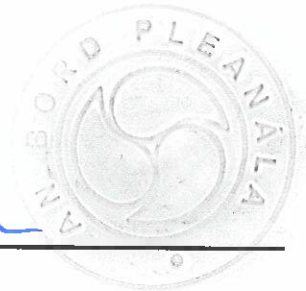
Proposed Development The construction of a private residence and associated honey recovery and harvesting work space with proprietary effluent treatment system and percolation area, and all associated site works, including repair and rebuilding of adjoining stone wall along road edge, all at Breeoge, Knocknahur, County Sligo.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the location of the site within an area identified as under the urban influence of Sligo Town where housing is restricted to persons who can demonstrate rural-generated housing need and 'where such persons can demonstrate that the home they propose is in the interest of the proper planning and sustainable development of the area' in accordance with policy P-RAUI-HOU-1 of the Sligo County Development Plan 2017-2023, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks 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, the Board is not satisfied that the applicant has sufficiently demonstrated that they meet the requirements of the policy on rural-generated housing need, notwithstanding the documentation furnished in support of the application and appeal. As a result, the Board considers that the proposed development would contribute to the further 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.



Dave Walsh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *1st* day of *June* 2022.