

Planning and Development Acts 2000 to 2021

Planning Authority: Sligo County Council

Planning Register Reference Number: PL21/189

APPEAL by Kieran and Karen Brennan care of Cord Planning and Design Limited of Gortarowey, Drumcliffe, County Sligo against the decision made on the 20th day of July, 2021 by Sligo County Council to refuse permission.

Proposed Development: Construction of a new dwelling house, proprietary effluent treatment unit and soil polishing filter, proposed new vehicular access and all associated landscaping and site works at Cashelgarren, County Sligo.

Decision

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

Matters Considered

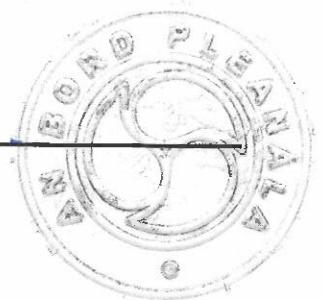
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005 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, having regard to the viability of smaller towns and rural settlements, it is considered that the applicants have not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, 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.


Stephen Bohan

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



Dated this *3rd* day of *February* 2022