



An
Bord
Pleanála

Board Order
ABP-311165-21M

Planning and Development Acts 2000 to 2021

Amendment of Board Order

Planning Authority: Sligo County Council

Planning Register Reference Number: 21189

DEVELOPMENT CONCERNED: 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.

WHEREAS the Board made a decision to refuse permission, in relation to the above-mentioned development by Order dated the 3rd day of February, 2022:

AND WHEREAS it has come to the attention of the Board that due to a clerical error whereby the last paragraph of the Board's Direction has been omitted from the Board's Order,

AND WHEREAS the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of the appeal,

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from any person who had made submissions or observations to the Board in relation to the appeal the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision by the addition of the paragraph that was originally included in the Board's Direction but was omitted in the Board's Order, as follows:

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding the planning authority's assessment which was accepted by the Board's Inspector that the applicant complied with rural housing policy as set out in the relevant policies and objectives of the Sligo County Development Plan 2017-2023, the applicant does not come within the scope of the housing need criteria as set out in the Sustainable Rural Housing Guidelines and National Policy Objective 19 for a house at this location. The proposed development, in the absence of any identified economic or social based need for the house, 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, and would not accord with the principles of proper planning and sustainable development.



Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 12th day of Aug 2022