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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Sligo County Council**

**Planning Register Reference Number: PL 21/243**

**APPEAL** by Brendan McDonagh and Darragh McDonagh of Carrownamaddoo, Carraoe, County Sligo against the decision made on the 5<sup>th</sup> day of October, 2021 by Sligo County Council to grant subject to conditions a permission to Nicola and Cian Fox care of Castlegal Architectural Services of Bunduff, Cliffoney, County Sligo.

**Proposed Development:** Development consisting of the construction of dwellinghouse with proprietary effluent treatment system and percolation area, construction of garage and all associated site works; all at Carrownamaddoo, Ballintogher West, County Sligo.

**Decision**

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

## Reasons and Considerations

1. Having regard to:-

- (a) the policy of the Sligo County Development Plan 2017-2023 to strengthen existing rural communities by facilitating sustainable rural settlement in accordance with the National Spatial Strategy,
- (b) the location of the site within a rural area identified as being an area under strong urban influence in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in April, 2005,
- (c) Policy P-RHOU-1 of the current Sligo and Environs Development Plan is to facilitate one-off rural housing in the cases of genuine rural generated housing need, whilst discouraging urban-generated one-off rural housing proposals,
- (d) the location of the site within an area identified as a buffer zone around the city, and
- (e) National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government 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 could not be satisfied, on the basis of the submissions made in connection with the application and the appeal, that the applicants come within the scope of either the economic or social housing need

criteria as set out in the overarching National Guidelines or the definition of a local rural person in accordance with the relevant criteria set out in the current Development Plan for the area.

The proposed development, in the absence of any identified locally based need for a house at this location, would result in a haphazard and unsustainable form of development in an unserved area, 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 undermine the settlement strategy set out in the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

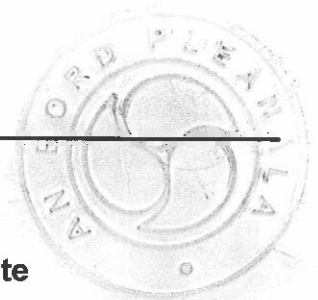
2. Taken in conjunction with existing and permitted development in the area, the location of the proposed dwelling on an elevated site, and the necessity for the removal of in excess of 60 metres of hedgerow, it is considered that the proposed development would be visually obtrusive and would militate against the preservation of the rural environment. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this 23<sup>rd</sup> day of August 2022.