

An
Bord
Pleanála

Board Order
ABP- 312928-22

Planning and Development Acts 2000 to 2021

Planning Authority: Sligo County Council

Planning Register Reference Number: PL21/479

Appeal by Aoife Dunleavy of Lord Edward Street, Ballina, County Mayo against the decision made on the 8th day of February, 2022 by Sligo County Council to refuse permission.

Proposed Development: Construction of one number dwelling house incorporating domestic garage and wastewater treatment system with raised soil polishing filter, including all other ancillary site work and services, all at Bunnanilra, Castleconor, Enniscrone, County Sligo.

Decision

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

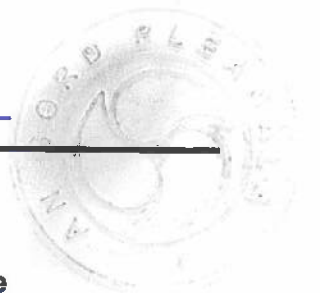
Reasons and Considerations

Having regard to the location of the site within an area identified as the buffer zone green belt of the Enniscrone Local Area Plan 2014 - 2020 (as extended) and as an area under the urban influence of Ballina 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-GBSA-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 have a rural-generated housing need. Furthermore, the Board considers that the proposed development would contribute to the further 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, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

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



Dated this *2nd* day of *June* 2023.