

An
Bord
Pleanála

Board Order
ABP-312979-22

Planning and Development Acts 2000 to 2021

Planning Authority: Leitrim County Council

Planning Register Reference Number: P.21/259

Appeal by Charles Gibbons and others of Keenaghan, Carrick on Shannon, County Leitrim against the decision made on the 16th day of February, 2022 by Leitrim County Council to grant subject to conditions an outline permission to Anne Marie Maye care of Enda McKiernan Architects Limited of Unit 3 The Old Presbytery, Main Street, Carrick on Shannon, County Leitrim.

Proposed Development: The development will consist of (1) the proposed demolition of one number former dwelling, and two number existing shed/storage structures; (2) construction of four number detached two storey dwelling houses on serviced sites, complete with detached domestic garages, new vehicular entrances and associated site works and services at Keenaghan Townland, Carrick on Shannon, County Leitrim.

Decision

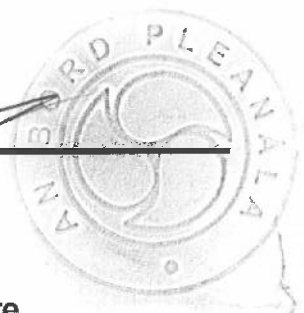

REFUSE outline permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The site of the proposed development is unzoned and located outside of the settlement boundary of Carrick on Shannon within a rural area under strong urban influence and classified as “Low Capacity/Low Availability” area within the Leitrim County Development Plan 2015-2021, as extended. Within such areas applicants must demonstrate a housing need criterion contained in Policy 17 of the Leitrim County Development Plan, namely demonstrating a local need and/or economic local need to reside in the area whilst urban generated housing should be accommodated in Carrick on Shannon thereby consolidating the urban fabric of the town. Furthermore, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework (February 2018), to seek to facilitate the provision of single housing in rural areas under urban influence and pressure, 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.

No information in relation to compliance with the requirements of Policy 17 is submitted in support of the application. The proposed development, in the manner presented, is considered to represent a speculative development which does not adhere to the criteria governing proposed development within areas of “Low Capacity/Low Availability”. The proposed development would be contrary to over-arching national policy including NPO 19 of the National Planning Framework in relation to the management of urban generated rural housing and would be contrary to Policy 17 of the Leitrim County Development Plan 2015-2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed houses are located along the roadside bearing little relationship to their setting and giving rise to an undesirable pattern of road frontage development. The proposed development, when taken in conjunction with existing development in the vicinity of the site, would result in the creation and extension of existing undesirable ribbon development within this rural area which would be contrary to the Residential Development Management Standards set out in Section 5.2.2 of the Leitrim County Development Plan 2015-2021 which actively discourages ribbon development along public roads and Section 5.1.2 which encourages new development to locate within existing towns and villages and the guidance set out within Leitrim County Council's Design Guide for the Siting and Design of Single Houses within the Leitrim Countryside. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 3 day of March 2022