

An
Bord
Pleanála

Board Order
ABP-314049-22

Planning and Development Acts 2000 to 2022

Planning Authority: Sligo County Council

Planning Register Reference Number: 22/145

Appeal by Brian and Caoimhe McSharry care of Katherine McCann of 2 Mullaghboy Glen, Magherafelt, Derry against the decision made on the 16th day of June, 2022 by Sligo County Council to refuse permission.

Proposed Development: Partial demolition of existing boat shed. Conversion of boat shed and erection of dwelling in lieu. Wastewater treatment system and all associated site works, all at Cregg, Rosses Point, County Sligo, as revised by the further public notices received by An Bord Pleanála on the 13th day of September, 2022.

Decision



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

Reasons and Considerations

1. The site of the proposed development is located within a Sensitive Rural Landscape, alongside a designated Scenic Road, and within a Visually Vulnerable Area. Within such areas, it is the policy of the Sligo County Development Plan 2017-2023, as extended, (Policy P-GBSA-HOU-1 refers) to restrict one-off housing development to specific categories of rural housing need, and where such persons can demonstrate that the house they propose is in the interest of the proper planning and sustainable development of the area. This policy is considered reasonable. The proposed development, in the absence of an identified housing need in accordance with the requirements of Policy P-GBSA-HOU-1, would militate against the preservation of the sensitive rural coastal 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.

2. Having regard to the location of the site in a coastal landscape that is designated in the Sligo County Development Plan 2017-2023, as extended, as a Sensitive Rural Landscape and Visually Vulnerable Area, alongside Sligo Bay, and situated on a designated Scenic Route, it is considered that, by reason of its prominent location, scale of development, and likely loss of mature trees, the proposed development would result in an excessive density of development at this location, an obtrusive form of development, and would seriously detract from the visual amenity and character of the Sensitive Landscape, Visually Vulnerable Area and views towards the sea from the Scenic Route. The proposed development would be contrary to the policies of the development plan to protect these landscape resources, which are considered reasonable, and would set an inappropriate precedent for similar coastal development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. On the basis of the information provided with the planning application and the appeal, and in the Natura Impact Statement, the Board is not satisfied that the proposed development, individually or in combination with other plans or projects, would not be likely to have a significant effect on the Cummeen Strand/Drumcliff Bay (Sligo Bay) Special Area of Conservation (Site Code: 000627), the Cummeen Strand Special Protection Area (Site Code: 004035), or any other European Site, in view of the sites' Conservation Objectives. In such circumstances, the Board is precluded from granting permission for the proposed development.



Liam Bergin

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 07th day of December 2023.