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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Sligo County Council**

**Planning Register Reference Number: 23/60173**

**APPEAL** by Danielle Monaghan and Mark Gurren care of McCabe Architects of Ardeskin, Old Laghey Road, Donegal Town, County Donegal against the decision made on the 1st day of September, 2023 by Sligo County Council to refuse permission.

**Proposed Development:** Single storey dwelling house, effluent treatment system and all associated site works at Tully (ED Knocknaree), Strandhill, County Sligo.

**Decision**

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

## Reasons and Considerations

It is the policy of the planning authority as set out in the Sligo County Development Plan 2017 – 2023 (as extended) to protect the physical landscape, visual and scenic character of County Sligo (Policy P-LCAP-1) and to ensure that new development in rural areas can be absorbed and integrated successfully into the rural setting, and to discourage any developments that would be detrimental to the unique visual character of designated Visually Vulnerable Areas (Policy P-LCAP-2). It is considered that the proposed dwelling, along a designated scenic route and at a prominent location with views to a visually vulnerable area, would seriously injure the visual amenities of the area and would form a discordant and obtrusive feature within the landscape. The development would not be in accordance with design and siting criteria for new development in rural areas as set out in policy P-RHOU2, Section 13.4.2, P-LCAP-1 and P-LCAP-2 of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Stewart Logan**

**Member of An Bord Pleanála**

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

Dated this *25<sup>th</sup>* day of *June* 2024