



An  
Bord  
Pleanála

## Board Order ABP-318288-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Sligo County Council**

**Planning Register Reference Number: 23/60198**

**Appeal** by Michael Finnerty and Marianne McNally care of Gavin Engineering of Rathlee, Easkey, County Sligo against the decision made on the 25<sup>th</sup> day of September, 2023 by Sligo County Council to refuse permission.

**Proposed Development:** Construction of a dwellinghouse, septic tank, percolation area and all associated site works, all at Carrowmacbryan (Townland), Easkey, County Sligo.

### **Decision**

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



## Reasons and Considerations

1. The proposed development would contravene the provisions contained in Section 5.3.2 (Siting and Design of Rural Houses), Section 7.4.3 (Landscape Character Assessment) (Policy P-LCAP-1) and Section 13.4.2 (Site Selection), locating a house in the landscape, of the Sligo County Development Plan 2017-2023 (as extended). It is considered that, by reason of the nature and topography of the proposed site, located in an open, exposed area lacking in natural or built-up screening, the proposed development would not be capable of being successfully integrated into its setting or be absorbed in its surroundings and receiving environment, resulting in a significant visual impact on the landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development seeks to locate a dwellinghouse 200 metres from the public road to the rear of the existing pattern of development in the area and approximately 360 metres along a partially surfaced laneway. This location would be out of character with the area as well as setting and would set an undesirable precedent for further such development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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**Joe Boland**

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

Dated this *25<sup>TH</sup>* day of *July* 2024.

