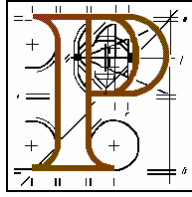


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2007

## Donegal County

**Planning Register Reference Number: 07/70996**

An Bord Pleanála Reference Number: PL 05A.229926

**APPEAL** by Patsy McGee of Drung, Redcastle, County Donegal against the decision made on the 6<sup>th</sup> day of June, 2008 by Donegal County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Extension to existing service road, construction of 10 number detached one and a half storey dwellings and sewage treatment plant and all ancillary site works at Drung, Redcastle, County Donegal.

## DECISION

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

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

1. The site of the proposed development is located within the 'Control Points' of the village of Redcastle in an area identified as under pressure for Urban Generated Rural Housing in the County Donegal Development Plan 2006-2012. Notwithstanding the temporary measures proposed to serve the site by means of a borehole water supply and an on-site wastewater treatment system, it is considered that the proposed development would contravene materially Policy UB1 of the development plan, in that it fails to demonstrate how it will contribute to the long term provision of services and infrastructure within the Control Point, and in the absence of such information the proposed development is considered to be premature and would create an undesirable precedent for similar developments in the future. It is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposal to source a water supply from a bored well on lands in separate site ownership outside the boundaries of the site, the Board is not satisfied, that the applicant has sufficient control over the lands on which the well is located to guarantee in perpetuity a potable water supply to serve the proposed development. The proposed development would, therefore, be prejudicial to public health.

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

**Dated this            day of            2009.**