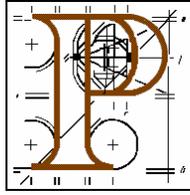


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Donegal County

Planning Register Reference Number: 10/20357

An Bord Pleanála Reference Number: PL 05.238088

APPEAL by Patrick and Anne Marie O'Donnell of Roelagh, Kilcar, County Donegal against the decision made on the 11th day of November, 2010 by Donegal County Council to grant subject to conditions a permission to Conor Meehan care of Duke Associates of 6 Tirchonail Street, Donegal Town, County Donegal.

PROPOSED DEVELOPMENT: Erection of a single storey flat-roofed dwellinghouse and septic tank with ground percolation bed at Lergadaghtan, Kilcar, in the townland of Lergadaghtan, 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

The site of the proposed development lies in a scenic coastal area, where views across the site towards the sea, and also inland across the site from the lower land in the vicinity of Muckross, contribute to the attractive landscape character. Having regard to the prominent location of the site on elevated and exposed land and to the landscape and visual sensitivity of the area, the Board is not satisfied that a dwelling can be satisfactorily accommodated on the site without unduly interfering with the scenic coastal amenities of the area. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity, would set an undesirable precedent for further residential development on similar exposed sites in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2011.