



## Board Direction

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**Ref: PL05.246460**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14<sup>th</sup> July 2016.

The Board decided by a majority of 2:1 to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

Policy NH-P-6 as set out in the Donegal County Development Plan 2012 – 2018 is to safeguard the scenic context, cultural landscape significance, recreational and environmental amenities of the County's coastlines from inappropriate development. The proposed development is located between the public road and the sea in a highly scenic coastal landscape that is under evident pressure for the development of houses, and is in close proximity to a designated Area of Especially High Scenic Amenity. By reason of its scale and substantial extent, and its sensitive location on an open and exposed site overlooking Dunfanaghy Bay, it is considered that the proposed development would constitute a discordant and obtrusive feature on this peninsular landscape, and would seriously injure the visual amenities of the area. It is, therefore, considered that the proposed development would contravene Policy NH-P-6 as set out in the Development Plan, and would contravene Policy RH-P-2 in respect of siting and design of dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 27<sup>th</sup> July 2016  
Fionna O' Regan