



An
Bord
Pleanála

Board Direction
BD-000548-18
ABP-300173-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed development because of its scale, height and massing, site layout and siting on an elevated and exposed site, by itself and by the precedent it would set in the context of surrounding development, would contribute to the excessive suburbanisation of the rural environs of Buncrana Town, would be a visually discordant feature in the rural landscape and would accordingly seriously injure the visual amenities of the area and detract from its the rural character, and would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the comments of the Inspector with regard to housing need, leapfrogging of development, and the possibility of a cumulative significant effect on a European site, but decided not to pursue these matters further, given the substantive reason for refusal above.

Board Member

Date: 21/06/2018

John Connolly