



An
Bord
Pleanála

Board Direction
BD-002395-19
ABP-301443-18

The submissions on this file and the Inspector's report were considered at a further Board meeting held on 20/02/2019. At this meeting, the Board also considered the submissions it had received from Donegal County Council and the applicant's agent, in response to its section 137 notice. The Board considered that further circulation of these submissions was not necessary.

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

Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Urban Influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing development in the area, the proposed development would constitute an excessive density of suburban-type dwellings in a rural area, which would militate against the preservation of the rural environment. Furthermore, the proposed development would contribute towards undesirable ribbon development in a rural area outside lands zoned for residential development and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the extreme groundwater vulnerability at this location, it is considered that the proposed development, taken in conjunction with existing development in the vicinity, would result in an excessive concentration of development served by individual wastewater treatment systems, and would constitute an unacceptable risk of groundwater pollution connected with the disposal of wastewater. The proposed development would, therefore, be prejudicial to environmental and public health.

Board Member

Date: 20/02/2019

John Connolly