



An
Bord
Pleanála

Board Direction
BD-003084-19
ABP-302955-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/05/2019.

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

Reasons and Considerations

Having regard to the location of the site of the proposed development within a 'stronger rural area' as identified in the Donegal County Development Plan 2018-2024, it is considered that the applicant has not adequately demonstrated a genuine local housing need, in compliance with the relevant rural housing policy and criteria set out in the current Donegal County Development Plan 2018-2024, in particular Policy RH-P-3, National Policy Objective 19 of the National Planning Framework (2018) and the Sustainable Rural Housing Guidelines for Planning Authorities (2005). The Board noted that the applicant is currently residing in Cavangarden, Ballyshannon and that they are now intending to retire to Lisnapaste, south of Laghy Village. In the absence of evidence of a genuine and justifiable need for housing in this area designated as being in a 'stronger rural area', the proposed development is regarded as contributing to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/05/2019

Stephen Bohan