



An
Bord
Pleanála

Board Direction
BD-004537-19
ABP-304620-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2019.

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

Reasons and Considerations

The proposed development of a house at this location would result in the intensification of a country lane which has a poorly designed Y junction onto the N15 where a speed limit of 100 km/h applies. It is considered that the additional and conflicting turning movements generated by the proposed development would endanger public safety by reason of traffic hazard, would interfere with the free flow of traffic on this national road, would compromise the level of service and carrying capacity of the road at this location, and would fail to protect public investment in the national road network, both by itself and by the undesirable precedent it would set for similar such development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15/11/2019

Michelle Fagan

Note: The proposal would give rise to a residential development that is heavily reliant on the private car in a rural area removed from the town of Ballintra where

high residential vacancy rates and declining population figures have been recorded. It is the policy of the Donegal County Development Plan 2018-2024 to seek opportunities for renewal and regeneration of such rural towns and to ensure that new residential development in rural areas is prioritised and reserved to supply genuine rural need, this is reasonable. Furthermore, the subject site is located in a rural area where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the proposed development would not negatively impact the viability of Ballintra, the proposal would therefore be contrary to both the provisions of the Donegal County Development Plan 2018-2024 and the overarching national policy as set out in the National Planning Framework and as such would be contrary to the proper planning and sustainable development of the area.