

An
Bord
Pleanála

Board Direction
BD-010186-22
ABP-311783-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/03/2022.

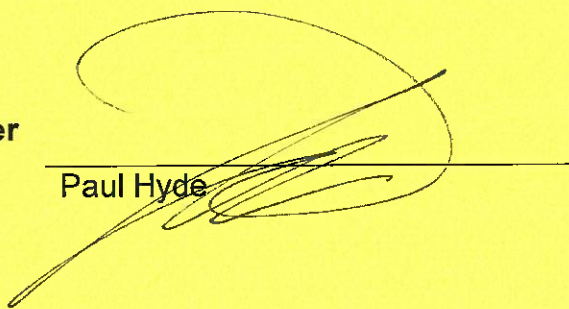
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The subject site is located in a stronger rural area, as set out on Map 6.2.1 of the Donegal County Development Plan 2018-2024, where development plan policies RH-P-2 and RH-P-6 together require that applicants who propose to refurbish existing derelict buildings should have a demonstrated rural housing need. The applicant has not provided evidence to demonstrate a rural housing need. In the absence of an identified rural housing need, the proposed development would contribute 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 is therefore contrary to the provisions of the development plan and is also contrary to the proper planning and sustainable development of the area.

2. The proposed development is located adjacent to Sheephaven Special Area of Conservation (Site Code 001190) and is hydrologically connected to it by an open drain that routes parallel to the west site boundary and which discharges to Sheephaven Bay. On the basis of the information provided with the application and appeal, and in light of the Stage 2 Appropriate Assessment undertaken, the Board cannot be satisfied that the development, individually, or in combination with other plans or projects, would not be likely to have a significant effect on Sheephaven SAC, in view of the site's conservation objectives, by reason of the open nature of the west site boundary that allows for direct discharge of surface waters to the drain and in the absence of sufficient details of the proposed surface water drainage system. In such circumstances, the Board is precluded from granting permission.

Board Member



Paul Hyde

Date: 08/03/2022