

An
Bord
Pleanála

Board Direction
BD-011182-22
ABP-312461-22

The submissions on this file and the Inspector's report were considered at Board meetings held on 09/05/2022 and 26/08/2022.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the relevant provisions of the Strategic Seven Towns Local Area Plan 2018-2024 and the Donegal County Development Plan 2018-2024, to the pattern of development in the area, to the location of the site within an established urban area and to the nature and extent of the proposed residential development, it is considered that, subject to compliance with the following conditions, the proposed development would not seriously injure the amenities of property in the vicinity, would be acceptable in terms of the residential amenity of prospective residents including by reference to noise, would be acceptable in terms of pedestrian and traffic safety and would constitute an appropriate use at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered the totality of the documentation on file received at application and appeal stages, and concluded that the applicant has sufficient interest to undertake the development and including works on lands within the ownership/control of the Planning Authority. Furthermore, the Board noted the provisions of Section 34(13) of the Planning and Development Act 2000, as amended. With regard to the residential amenity of prospective residents of the proposed development, the Board considered the location of the site on lands zoned for residential development, within an established urban area and adjoining existing residences and a factory premises. Having regard to the totality of the commentary on file from all parties, the Board determined that the proposed development would provide a satisfactory standard of amenity to future residents and that the proposed development would be in accordance with the proper planning and sustainable development of the area.

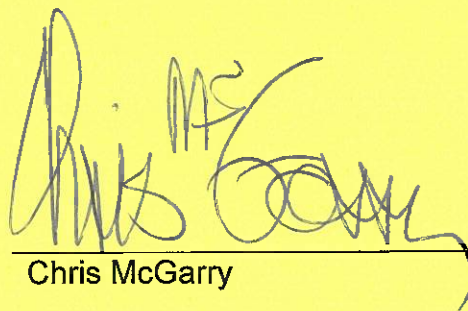
Conditions

Add in PA conditions.

Condition 16 to be an unspecified Section 48 condition.

Add in institutional condition limiting sale of houses to purchasers only.

Board Member



Chris McGarry

Date: 29/08/2022