

An  
Bord  
Pleanála

**Board Direction**  
**BD-014750-23**  
**ABP-313793-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/11/2023.

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

### **Reasons and Considerations**

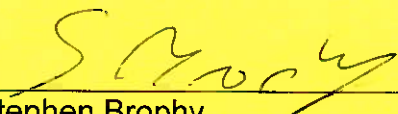
Having regard to:

- The location of the site on lands that are zoned for 'Agricultural / Rural' purposes under the Donegal County Development Plan 2018-2024,
- Policy BC-H-P-4 of the Donegal County Development Plan 2018-2024 which requires applicants for proposed housing in 'Agricultural/Rural' areas to demonstrate that they need a new house at this location and to provide evidence that they, or their parents, have resided in those areas for a period of at least 7 years.
- The provisions of the National Planning Framework, which promotes which promotes compact growth patterns and which prioritises the provision of housing at locations that can support sustainable development, and
- The documentation on file provided as part of the application and appeal

The Board considers that, in the absence of a demonstrated housing need at this location, and in the absence of evidence that the appellant or their parents have lived in an area zoned 'Agricultural/Rural', the proposed development would result in a haphazard and unsustainable form of 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. Further, the development of additional housing on lands subject to the Agricultural/Rural zoning, without adequate justification, serves to undermine the role of Buncrana in the delivery of the development plan Core Strategy and may jeopardise its ability to act as a driver of population and economic growth. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Stephen Brophy

**Date:** 01/12/2023