



An
Bord
Pleanála

Board Direction

ABP- 313901-22

BD- 013384-23

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

The submission on this file and the Inspector's report were considered at a board meeting held on the 22nd of August 2023.

Decision

REFUSED for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to: -
 - The location of the site in an area under strong urban influence, as set out in the Donegal County Development Plan 2018-2024,
 - The provisions of Policy RH-P-5 of the development plan, which requires applicants for new one-off rural housing in areas under strong urban influence to have a demonstrated housing need in the area,
 - National Policy Objective 19 of the National Planning Framework which, for rural areas under urban influence seeks to facilitate rural housing proposals based on the core consideration of demonstrable economic or social need to live in the rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements, 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, 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.
- the removal of trees from the roadside would, contribute to a wider pattern of urbanisation in the area
- Policy RH-P-2 of the Donegal County Development Plan 2018-2024, applies to rural housing proposals and it requires that proposed rural houses shall avoid the creation or expansion of a suburban pattern of development in the rural area and shall not create or add to ribbon development. The development would contribute to this pattern of development.

The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member: 

Date: 23rd August 2023

Liam Bergin