

An
Bord
Pleanála

Board Direction
BD-014182-23
ABP-314901-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2023.

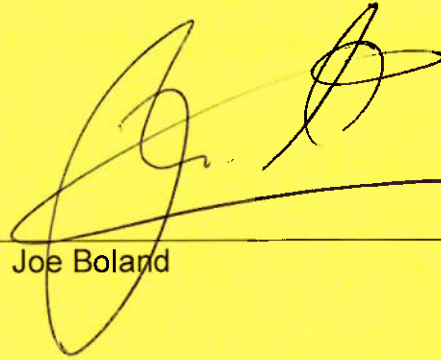
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development is accessed from a private laneway which, by reason of its alignment and relationship to adjacent third-party lands, incorporates inadequate visibility splays that require drivers to enter the junction of the L-1113 in order to attain adequate visibility. The proposed development, which would intensify the use of the laneway by vehicular traffic, is contrary to the requirements of Appendix 3 'Development Guidelines and Technical Standards' of the Donegal County Development Plan 2018-2024 and advice provided within Transport Infrastructure Ireland publication *Rural Road Link Design* (April 2017) and would be likely to endanger public safety by reason of a traffic hazard and would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its form, elevational design and residential character constitutes an incongruous addition to the rural area, which would jar with the character of other agricultural buildings, to the detriment of the rural character and amenities of the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to read 'Joe Boland', written over a horizontal line. The signature is stylized and cursive.

Date: 18/10/2023

Joe Boland