

An
Bord
Pleanála

Board Direction
BD-013066-23
ABP-316147-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/07/2023.

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 County Donegal Development Plan 2018-2024 (as varied) and the location of the site entrance close to a bend in the heavily trafficked regional road, where there is a continuous white line and the speed limit changes from 50km to 80km, it is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in both northern and southern directions. The proposed development if permitted would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

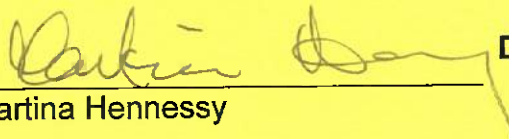
Note:

1. In relation to the proposed use of a wastewater treatment system on site, the Board noted that the site characterisation test results provided are within the acceptable standards as set out under the EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses. The Board considered that there was insufficient information on file regarding the proliferation of domestic wastewater treatment systems in the rural area, as

referenced in the Inspector's report, to conclude that the proposed development would give rise to a risk of groundwater pollution.

2. The Board also considered that the information provided with the application had not satisfactorily demonstrated economic or social need to live in a rural area, having regard to rural housing policy under the County Donegal Development Plan 2018-2024 (as varied). While ordinarily this would warrant further consideration and a request for further information from the applicant, in this instance, given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.

Board Member



Martina Hennessy

Date: 28/07/2023