

An
Bord
Pleanála

Board Direction
BD-015673-24
ABP-317128-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2024.

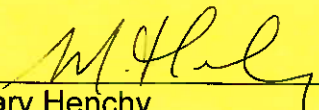
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the subject site within a 'Stronger Rural Area' in close proximity to Letterkenny, where housing is restricted to persons demonstrating local need in accordance with Policy RH-P-3 as set out in the Donegal County Development Plan 2018-2024, the Board is not satisfied, on the basis of the documentation available on file, that the applicant has adequately demonstrated that they come within the scope of the specific housing need criteria set out in the development plan for a house in this location. In the absence of an identified locally based need for a house at this rural location, it is considered that the proposed development would contribute to the excessive pattern of 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 proposed development would, therefore, be contrary to the policies and objectives of the development plan and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development would constitute undesirable ribbon development and would exacerbate an emerging suburban pattern of development in this rural area contrary to the provisions of Policy RH-P-2 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the soil conditions and high-water table, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

Board Member



Mary Henchy

Date: 01/03/2024