



An
Bord
Pleanála

Board Direction
BD-015899-24
ABP-317789-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/03/2024.

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

Reasons and Considerations

Having regard to the site of the proposed development which is located in a Stronger Rural Area as defined in the Donegal County Development Plan 2018-2024, and to relevant provisions of that plan, including policy RH-P-3, where applicants are required to comply with specified criteria regarding persons who are deemed to have a rural housing need, the Board was not satisfied that the applicant has established that they have a vital link to this rural area by reason of the existence of long-established ties with immediate family members in this rural area for a minimum period of seven years. The proposed development would, therefore, be contrary to Policy RH-P-3 of the development plan and to the proper planning and sustainable development of the area.

Note:

The Board, in a majority view, did not agree with the Inspector that the proposed development would not integrate satisfactorily into the landscape, would be an obtrusive feature in this coastal area and detract from its high scenic amenity and would further erode its rural character through the expansion of a suburban pattern of development in the area. The Board considered the proposed development did accord with the principles set out in Appendix 4 of the County Development Plan,

entitled "Building a House in Rural Donegal – A Location, Siting and Design Guide" and therefore did not concur with the Inspector regarding this reason for refusal.

Board Member



Date: 22/03/2024

Martina Hennessy