



An
Bord
Pleanála

Board Direction
BD-016224-24
ABP-318286-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/05/2024.

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 location of the subject site within a 'Stronger Rural Area' in close proximity to Gleneely, 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.

Board Member Eamonn James Kelly Date: 03/05/2024
Eamonn James Kelly

Note

The Board also noted in the applicant's Site Suitability Assessment Report for the proposed wastewater treatment system that the depth of the trial hole at 1.8 metres did not reach the minimum depth of 2.1 metres. The Board had concerns regarding the effectiveness of the proposed wastewater treatment in light of previous reported challenges at the site. However, in light of the fact that this represented a new issue in the context of the appeal, the Board decided not to request further information given the substantive reasons for refusal.