

An  
Bord  
Pleanála

**Board Direction**  
**BD-016107-24**  
**ABP-318751-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/04/2024.

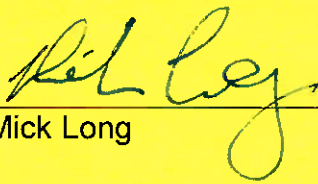
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to Policies RH-P-1 and RH-P-2 of the County Donegal Development Plan 2018 – 2024, it is considered that the proposed development, which would have an extensive footprint including an extensive lengthy driveway, which would be sited on a new platform on the most elevated portion of the site, would result in an unduly prominent form of development, which would be out of sympathy with its host landscape and which would be visible on the skyline within short and medium range views from public vantage points. Consequently, the proposed development would be both visually intrusive and obtrusive and therefore seriously injurious to the visual amenities of the area. It would contravene Policies RH-P-1 and RH-P-2 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to Policy AH-P-3 of the County Donegal Development Plan 2018 – 2024, it is considered that the siting of the proposed dwelling house on the most elevated portion of the site would encroach upon the isolated setting of the ringfort – Cashel on a knoll further to the north. The presence of this

dwelling house would compete with this ringfort – Cashel, which is a recorded monument (ref. no. DG065-007), and so it would detract from its setting and obscure its legibility. The proposed dwelling house would therefore contravene Policy AH-P-3 of the Development Plan, and would be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Mick Long

**Date:** 18/04/2024