

An
Bord
Pleanála

Board Direction
BD-019285-25
ABP-318931-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2025.

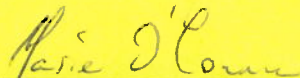
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to Policy ED-P-4 of the Donegal Development Plan 2024-2030, the rural location of the proposed development site and the nature of the proposed commercial element of the proposal (a gundog breeding and training facility), it is considered that the proposal is not supported by sufficient evidence of a demonstrable valuable addition to the local economy and/or tourism offering in the area. As such it is considered the facility is contrary to the provisions of the development plan (as relates to business in rural areas) and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed development, and having regard to the lack of information on file in relation to potential noise impacts arising from the operation of the gundog breeding and training facility in the form of a Noise Impact Assessment, it is has not been demonstrated that the commercial element of the development as proposed would not have an adverse impact on surrounding residential amenity and on the wider rural amenity of the area. As such, the proposed development would be contrary to the provisions of Policy ED-P-9 of the Donegal Development Plan 2024-2030 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the location of the site within a 'Structurally Weak Area' and an 'Area of High Scenic Amenity', Objective RH-O-1 and Policy RH-P-3 of the Donegal Development Plan 2024-2030, it is considered that the developer has not demonstrated a genuine rural need for a dwelling house at this location and would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Marie O'Connor

Date: 26/03/2025