



An  
Bord  
Pleanála

**Board Direction**  
**BD-018122-24**  
**ABP-319592-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2024.

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 inconsistencies in the Site Characterisation Assessment Form, and the lack of supporting detail accompanying same, and having regard to the lack of detail in relation to proposals for surface water drainage on the site, including proposals to culvert or pipe the existing land drain to the west of the site, the Board cannot be satisfied that the site is suitable for the wastewater treatment system as proposed, and cannot be satisfied that the proposal will not lead to surface water flooding in the immediate area. As such, the proposal is contrary to Policy WW-P-6 of the County Donegal Development Plan 2024-2030 and is contrary to Technical Standards as relates to Surface Water and Roadside Drainage as set out in Chapter 16 of said plan. The proposed development therefore would be contrary to the proper planning and sustainable development of the area.

**Note:**

- i) The Board also considered that the applicant has not provided sufficient evidence to adequately demonstrate an economic or social need for a dwelling house at this location in order to ensure compliance with Policy RH-O-2 of the County Donegal Development Plan 2024-2030. While ordinarily this would warrant

further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.

- ii) The Board noted the sloping nature of site and the lack of section drawings. Any future application for permission should provide additional detail on the level of cut and fill required to accommodate a dwelling.
- iii) The Board also noted the proposed works to pipe the drainage ditch along the road. Any future application for permission for a dwelling at this site should clarify whether these works to the drain are within the site boundary.

**Board Member**

Mary Gurrie  
Mary Gurrie

**Date:** 11/11/2024