

An  
Bord  
Pleanála

**Board Direction**  
**BD-018415-24**  
**ABP-319724-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2024.

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

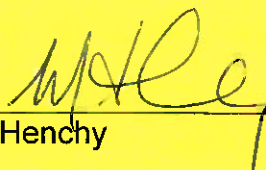
#### **Reasons and Considerations**

1. Having regard to the location of the site in an 'Area Under Strong Urban Influence' and provisions of Policy RH-P-1 County Donegal Development Plan 2024-2030, and, the documentation on file submitted as part of the application and appeal; the Board considers that, in the absence of a demonstrated housing need at this location, the proposed development would result in a haphazard and unsustainable form of development, would contribute to the 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 proper planning and sustainable development of the area.
2. Having regard to the proposed dwelling design and the location of the site in an 'Area Under Strong Urban Influence', the Board considers that the proposed development would not accord with the provisions of the Rural Housing Location, Siting, and Design Guide and would therefore be at a variance with Policy RH-P-9 of the County Donegal Development Plan 2024

- 2030 which seeks that proposals for individual dwellings be designed in a manner that is sensitive to the integrity and character of rural areas and avoids expansion of a suburban pattern of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied, having regard to the layout/separation distances of the recommended wastewater treatment system, that effluent arising from the subject development can be satisfactorily treated and disposed of on the site in accordance with the EPA's Code of Practice for Domestic Waste water Treatment Systems (PE <10) (EPA 2021). It is considered that the proposed development would be at a variance with Policy RH-P-9(b)(iv) and Policy WW-P-6 of the County Donegal Development Plan 2024-2030 and would therefore be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Mary Henchy

**Date:** 10/12/2024