



An
Bord
Pleanála

Board Direction
BD-018634-25
ABP-320194-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/01/2025.

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 the provisions of the County Donegal Development Plan 2024-2030, the location of the site in an Area Under Strong Urban Influence, Policy RH-P-1 of the development plan and the documentation on file submitted as part of the application and appeal, it is considered that the applicant has not provided sufficient evidence to demonstrate a housing need at this location and that, in the absence of such, the proposed 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 location of the site in an 'Area Under Strong Urban Influence', and an area of 'High Scenic Amenity' and the extent of existing development in the immediate vicinity of the site, it is considered that the proposed development would not avoid the creation/expansion of a suburban pattern of development in this area and would constitute a haphazard form of development contrary to Policy RH-P-9 of the County Donegal Development Plan 2024 - 2030 which seeks that proposals for individual dwellings be sited and designed in a manner that is sensitive to the integrity and character of rural

areas. The proposed development would also result in the further erosion of the character of the 'High Scenic Amenity' area and detract from the quality of the receiving landscape which would be contrary to objective L-O-1 of the development plan which seeks to protect, manage and conserve the character, quality and value of the Donegal landscape and policy L-P-2 of the development plan where seeks to protect areas identified as 'High Scenic Amenity' and provides that only development of a nature, location and scale that integrates with, and reflects the character and amenity of the landscape may be considered. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board also considered that based on the data gaps contained in the submitted Site Characterisation Assessment Form in relation to the pre-soaking of test holes, the applicant had not satisfactorily demonstrated that the site is suitable for the wastewater treatment system, as proposed. In addition, having regard to the lack of detail in relation to proposals for surface water drainage on the site, namely, drainage to the roadside boundary and absence of drains to protect the infiltration area of the wastewater treatment system, the Board cannot be satisfied that the proposal will not lead to adverse surface water impacts on the public road or in the immediate surrounding area. While ordinarily these matters would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member

Mary Gurrie
Mary Gurrie

Date: 14/01/2025