

An
Bord
Pleanála

Board Direction
BD-018323-24
ABP-320201-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2024.

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

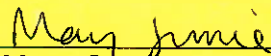
Reasons and Considerations

1. Having regard to the location of the site in an 'Area Under Strong Urban Influence' as set out in the County Donegal Development Plan 2024-2030, the provisions of Policy RH-P-1 of the development plan which requires applicants for new one-off rural housing in areas under strong urban influence to have a demonstrated housing need in the area, and, the documentation on file submitted as part of the application and appeal; it is considered that the applicant has not provided sufficient documentary evidence to demonstrate a housing need at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the extent of existing development in the immediate vicinity and the location of the site in an 'Area Under Strong Urban Influence', it is considered that the proposed development would contribute to the creation/expansion of a suburban pattern of development in this area and would constitute a haphazard form of development which would contravene Policy RH-P-9 of the development plan 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,

therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied, having regard to the ground conditions and 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 Wastewater 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 development plan and would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Gurrie

Date: 10/12/2024