

An  
Bord  
Pleanála

**Board Direction**  
**BD-017567-24**  
**ABP-320341-24**

The submissions on this file and the Inspector's report were considered at Board meetings held on the 12/09/2024 and 24/09/2024.

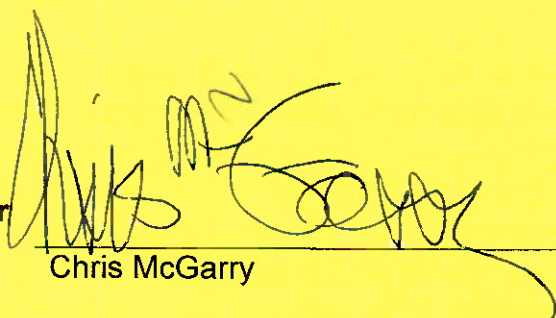
The Board decided to set aside the determination of the local authority and allow the appeal, generally in accordance with the Inspector's recommendation and reasons and considerations.

### **Reasons and Considerations**

The lands identified as DNCC-C44-18 on the relevant Donegal County Council Map, comprise a small, disconnected portion of land within the overall Opportunity Site 5 as set out in the Seven Strategic Towns Local Area Plan 2018-2024 (as extended). While the location of the lands is to the south of the indicative inner relief road, it is not linked to that indicative road corridor and would not therefore be able unilaterally to secure the provision of the Inner Relief Road. Potential residential development south of the inner relief road is subject to provision of the said road. In this regard it is unclear from the LAP whether residential development is permissible at the subject lands at this time and in their current configuration.

**Note:** at a Board meeting on the 12/09/2024, the Board decided to confirm the determination of the planning authority in part and set aside the determination in part and allow the appeal. Subsequently, in the course of preparing and cross checking a final Direction, it became clear that a misinterpretation of various mappings within the file may have occurred, with an allocated map 'Decision on Draft Map Submission Ref. No: DNCC-C44-18' within the documentation from the planning authority which appears to differ from the online Draft RZLT Map. In the interests of clarity, the Board therefore revisited the file and re-engaged with the case at a separate Board meeting dated 24/09/2024.

**Board Member**



Chris McGarry

**Date:** 24/09/2024