

An  
Coimisiún  
Pleanála

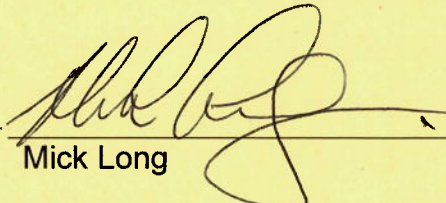
**Direction**  
**CD-021559-25**  
**ABP-321287-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 12/12/2025.

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

**Planning**

**Commissioner:**

  
Mick Long

**Date:** 12/12/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. Having regard to the location of the dwelling on the site, for the most part, on land zoned 'New Residential (Phase 2)', the Commission considered the proposed development to be piecemeal and haphazard in its nature and was not satisfied that the proposed development would not be prejudicial to the future orderly and sustainable development of the wider site area and that it had not been demonstrated to the Commission that all alternative New Residential (Phase 1) sites are unavailable or unsuitable for development contrary to the New Residential (Phase 2) zoning objective and Objective GEN-H-3 of the Donegal County Development Plan 2024-2030. Objective GEN-H-O-1 of the development plan seeks to facilitate an adequate supply, range and mix of high-

quality housing at serviced, sustainable, accessible, and socially inclusive locations to meet anticipated housing need, whilst Policy UB-P-8 of the Development Plan seeks to determine appropriate residential densities for housing sites having regard to the provisions of all relevant Ministerial guidelines, which includes the Sustainable Residential Development and Compact Settlements Guidelines published by the Department of Housing, Local Government and Heritage in January, 2024. The proposed development would not deliver on this policy requirement and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. With reference to the amended plans submitted to the planning authority on 16<sup>th</sup> day of July 2024, the Commission considered the proposed development and extent of excavation works required to facilitate the proposed development, elements of which appear to be located on land zoned 'High Amenity' as set out in the Donegal County Development Plan 2024-2030, would not be appropriate and would contravene the High Amenity zoning objective and Policies BN-CZ-O-1 and BN-CZ-P-1 as set out in the Bundoran Area Plan 2024-2030. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.