

An  
Bord  
Pleanála

**Board Direction**  
**BD-019832-25**  
**ABP-321788-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/05/2025.

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

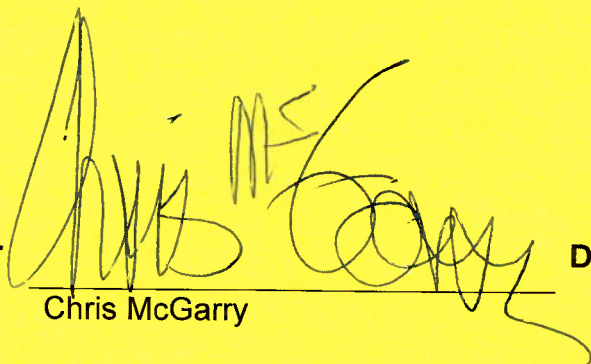
#### **Reasons and Considerations**

1. On the basis of the information submitted with the application, the Board cannot be satisfied that an adequate water supply is available to accommodate the development for which retention permission is sought and the proposed development, in addition to the existing residence on site. It is considered, therefore, that the development proposal would be prejudicial to public health and be contrary to the provisions of policy TOU-P-8(h) (Tourism) of the County Donegal Development Plan 2024-2030. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature of the sole vehicular, cycle and pedestrian access to the subject site, along an unsurfaced minor laneway which is inadequate in width, alignment and having regard to the intensification of use that would arise from the commercial development for which retention permission is sought and the proposed development, in addition to the existing residence on site, it is considered, that the additional traffic generated by the commercial activity along with the existing residential use may result in oncoming vehicles waiting along or reversing onto the public road which would endanger public safety by reason of traffic hazard. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** the Board noted the commercial nature of the development for which retention permission is sought and the proposed development and considered that this constitutes a separate primary use of the site in addition to the existing residential use. In this regard, the Board considered that the detail on file including the layout and form of buildings and structures, might lead to a discordant form of spatial interrelationship between these two separate uses which would impact on the quality of each of the respective uses. However, as this was considered a new issue and having regard to the substantive reasons for refusal set out above, it was decided not to pursue this matter in the context of the current appeal.

**Board Member**



Chris McGarry

**Date:** 30/05/2025