

An  
Coimisiún  
Pleanála

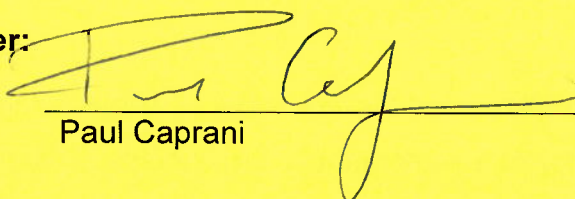
**Direction**  
**CD-019973-25**  
**ABP-322031-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 18/06/2025.

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

#### **Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 18/06/2025

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. Having regard to the existing character and the prevailing pattern of development in Cresslough, it is considered that the proposed development (as amended), by reason of its overall architectural treatment, scale and design, would be out of character with its surroundings, would seriously detract from the architectural character and setting of Cresslough and of the streetscape and approach to Cresslough from Letterkenny generally. It is considered therefore that the proposed development would be contrary to Policy ED-P-9, of the Donegal County Development Plan 2024-2023 being of inappropriate layout and building design in the context of the existing streetscape. To permit the proposed scheme (as amended) at this prominent location could have such a negative effect on the visual amenity and local character of Cresslough as to



negatively impact on the wider, long-term regeneration and renewal of the village. The proposed development would, therefore, seriously injure the visual amenities of the area and to the proper planning and sustainable development of the area.

2. Having regard to recent history of the site, it is considered that the proposed memorial consisting of an architectural installation at the vehicular exit to the site, and a separate small green area as a space for a memorial garden adjoining the car park servicing the development, is inappropriately sited in the context of the significant pedestrian and traffic movement that will take place throughout the site when operational, and this raises serious concern in relation to both the safety for those visiting the memorials and also the inappropriate siting of the memorial within the development (as amended) itself. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note 1: The Commission also noted the Inspector's concerns regarding the capacity of the wastewater treatment plant in Cresslough to cater for the proposed development and the potential impact that any inadequate municipal wastewater treatment facility may have on European Sites in the wider area. The Commission agreed with the Inspector, that it may be appropriate to seek in writing a confirmation of feasibility from Uisce Eireann to connect to the foul sewer public network and an Appropriate Assessment Screening Report to ascertain any potential impacts on European Sites. However the Commission decided not to pursue this matter any further having regard to the substantive reasons for refusal set out above.

Note 2: The Commission also noted the response on behalf of the applicant stated that the applicants have been informed in writing by An Garda Síochána that the on-site investigations in respect of the Cresslough Tragedy has been concluded. However, again having regard to the substantive reasons for refusal, the decided not to pursue confirmation of this matter by way of further information.