



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020184-25**  
**ABP-322125-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 10/07/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 10/07/2025

*Patricia Calleary*  
Patricia Calleary

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

#### **Reasons and Considerations**

1. Having regard to the particular characteristics of the site including its sloped topography and having regard to the design and siting proposed that would result in a monolithic designed building situated next to a retaining wall of 5m in height and to the resultant serious deficiency in the provision of natural light and poor outlook from bedrooms at ground and first floor level, it is considered that the proposed development is substandard in the provision of residential amenity to serve the future occupants, would give rise to potential for overlooking of adjoining residential property, would accordingly be contrary to the provisions of the County Donegal Development Plan 2024-2030 including for the establishment of reasonable levels of urban residential amenity (UB-P-



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

2. Having regard to the unmodulated mass and design the proposed development would be visually incongruous and overly dominant in the receiving landscape given the prominence of the subject site on the approach into Donegal Town, it is considered that to permit the proposed development would be detrimental to the character of the area contrary to the 'Established Development' zoning objective and would result in a development that does not contribute positively to placemaking. As such, the proposed development would be contrary to Policy GEN-EH-6 (Environment and Heritage Objectives) of the Seven Strategic Towns Local Area Plan 2018-2024 (as extended) and Policy UB-P-7 of the Donegal Development Plan 2024-2030. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In arriving at its decision, the inspector noted the inspector's recommended refusal reason number three that centred on the excavation of the drumlin landscape and a significant loss of mature trees with associated biodiversity loss and that the proposed development is contrary to Policy BIO-P-3 of the County Donegal Development Plan 2024-2030 which seeks to protect features of local biodiversity value and associated visual amenity. The commission shared the concerns of the inspector in this regard, however, given the location of the proposed development on the main street along the approach to the town centre where the site is suitable for redevelopment and given that this issue is a new issue that did not arise in the context of the appeal and may therefore warrant further information on the extent of tree removal rather than a basis for refusal (in part). Notwithstanding, the Commission did not pursue this matter further, or seek further information on this matter, given the substantive reason for refusal arrived at by the commission.