

An  
Coimisiún  
Pleanála

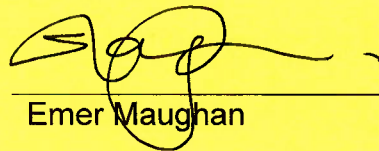
**Direction**  
**CD-020225-25**  
**ABP-322219-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 14/07/2025.

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

### **Planning**

**Commissioner:**

  
Emer Maughan

**Date:** 16/07/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. Having regard to policy UB-P-7 of the current Donegal County Development Plan 2024-2030 for the area which requires that proposals for new residential development give due regard to the public realm, open space and amenity and integration with neighbouring developments, and policy UB-P-9 which seeks to protect the residential amenity of existing units and to promote design concepts for new housing that ensures the establishment of reasonable levels of urban residential amenity, it is considered, by reason of the design, footprint and, in particular, the overall elevational treatment which lacks articulation and liveliness and carries no reference to the historical urban grain of the area, that the proposed development would militate against an attractive pedestrian

environment, would compromise potential improvements to pedestrian and cycle links to the school and would seriously injure the visual amenities of the area and the residential amenities of the proposed residents. The proposed development would, therefore, conflict with the objectives of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The access laneway, School Lane, serving the site area is severely restricted in width and provides for a direct shared pedestrian and vehicular link from the main street to the national school. Having regard to the location of the proposed development and associated car parking, it is considered that the development has the potential to endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.