

An
Coimisiún
Pleanála

Direction
CD-020349-25
ABP-322251-25

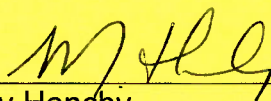
The submissions on this file and the Inspector's report were considered at a meeting held on 28/07/2025.

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

Planning

Commissioner:

Date: 28/07/2025



Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development would be located within a rural area that is designated as being "Under Strong Urban Influence" and within an "Area of High Scenic Amenity" in the County Donegal Development Plan, 2024 to 2030, and Policies RH-P-1, RH-P-9 and L-P-2 apply. The proposed development, which would occupy an elevated backland location to the rear of an existing house, and at a distance from the established cluster of dwelling houses to the southwest at Castlewart, would give rise to unsustainable haphazard development. Furthermore, it would set an undesirable precedent for the expansion of higher density suburban style houses with a spatial pattern of suburban development into the intervening rural area. The proposed development would, therefore, be contrary to Policy RH-P-9 which seeks to avoid the expansion of a suburban pattern of development in the rural area, and development that would constitute haphazard development because of its positioning, siting or location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Notes:

1. The Commission noted the anomalies in the Site Characterisation Assessment Report in relation to the description of the site of the proposed development and the type of wastewater treatment system proposed to be installed, as this was not a point of appeal the Commission may have requested further information on this matter if it was not for the substantive reason for refusal.
2. The Commission noted that there was no documentary evidence on file substantiating the applicant's compliance with Policy RH-P-1 of Donegal County Development Plan 2024-2030. The Commission may have requested further information on this matter if it was not for the substantive reason for refusal.