

An
Coimisiún
Pleanála

Direction
CD-020648-25
ABP-322513-25

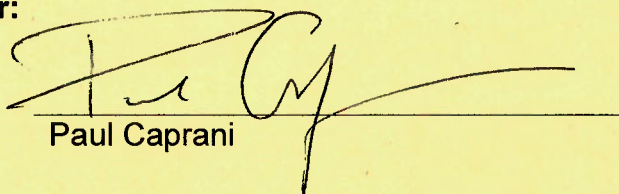
The submissions on this file and the Inspector's report were considered at a meeting held on 11/09/2025.

The Commission decided to refuse permission on a split decision of 2 to 1 for the following reasons and considerations.

Planning

Commissioner:

Date: 11/09/2025


Paul Caprani

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the plans and particulars submitted with the application and appeal, and the absence of written confirmation from third-parties to ensure that necessary sightlines between the private access road serving the development and the local public road can be achieved in order to obtain adequate sightlines onto the local public road, the Commission is not satisfied that it has been demonstrated that applicant can achieve the appropriate sightlines in accordance with the technical standards set out in the Donegal County Council Development Plan 2024-2030 and therefore, the proposed would endanger public safety by reason of a traffic hazard

and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission had concerns that the applicant had not demonstrated that consent over third party lands was forthcoming in order to achieve the requisite sightlines necessary in order to ensure that the development could be carried out without constituting a traffic hazard. While the requirements of condition 2(a) of the Planning Authority's grant of planning permission was noted, (replicated in condition 5(a) of the Inspectors report), the Commission considered it more appropriate to ensure that all necessary requirements in order to execute the development be put in place prior to granting planning permission, so as to enable and ensure that the development can be carried out on foot of planning permission granted.