

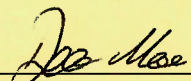
An
Coimisiún
Pleanála

Direction
CD-020583-25
ABP-322519-25

The submissions on this file and the Inspector's report were considered at a meeting held on 03/09/2025.

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

Planning Commissioner:


Declan Moore

Date: 03/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Policy UB-P-9 of the County Donegal Development Plan 2024 – 2030 (... *to protect residential amenity*) and Policy TC-G-P-3 of the Local Area Plan for Buncrana (.....*no significant adverse effect on existing residential and visual amenities (and) respect the existing character scale and setting of the local built environment*) contained within the Development Plan; the Commission considered, given the constrained nature and limited size of the existing building footprint, that the proposed development would result in overdevelopment of the site.

As such, it is considered that the proposed development would fail to provide an adequate standard of residential amenity to serve the future occupants by reason of a reduction in useable amenity space and limited daylight/sunlight provided at ground floor level due to proposed window positions either directly onto or close to shared boundaries, which would seriously injure the established residential

amenities of adjoining properties. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.