

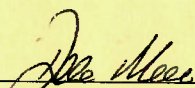
An
Coimisiún
Pleanála

Direction
CD-020587-25
ABP-322543-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/09/2025.

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: 08/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

While the Commission agrees with the Planning Authority and the Commission's Inspector that the proposed development is acceptable in principle and land-use terms, planning permission is refused because the Commission is not satisfied that the applicant has demonstrated that the site can be effectively cleared of Japanese knotweed (an invasive species) within the time period allowed for development to be commenced following a planning approval, contrary to Policy BIO-P-4 of the Donegal County Development Plan 2024-2030, and the 4th National Biodiversity Action Plan, both of which seek to eliminate/control the spread of the invasive species.

The Commission noted that (even) in the absence of the invasive species, design changes would be required to ensure that the proposed development respected its Main Street position (e.g. by matching adjoining building ridge heights and fenestration levels) and reducing its negative impact on neighbouring residential amenity (e.g. sunlight/daylight to habitable rooms, by removing the single story element of the commercial units), the development as proposed is considered to be contrary to objective TV-O-5 and policy TV-P-3, criteria (a), (c) and (d), of the County Donegal Development Plan 2024-2030.