

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020833-25**  
**ABP-322711-25**

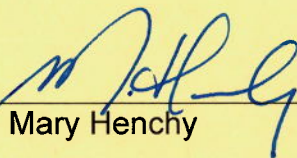
The submissions on this file and the Inspector's report were considered at a meeting held on 30/09/2025.

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

**Planning**

**Commissioner:**

**Date:** 01/10/2025

  
Mary Henchy

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

The site of the proposed development is located within a High Scenic Amenity (HSA) area and Policy L-P-2 of the County Donegal Development Plan 2024-2030 seeks to protect these areas. It is considered that the proposed development by reason of its siting at a high point in the landscape higher than that of the existing dwelling on the western side of the roadway, the extent of proposed retaining wall of approximately 30 metres in length and 1.7 metres in height, which would emphasise the escarpment of hard landscaping and parking forecourt area and create a dominant building platform within this natural setting and limited planting and boundary proposals to integrate the new structure does not adequately respond to the characteristics of the local area and would be visually prominent in this exposed position such that it would be detrimental to the visual amenities of the Area of High Scenic Amenity as designated in the County Donegal Development Plan 2024-2030. The proposed development is not of an appropriate quality of siting and design, having regard to the 'Rural Housing Local, Siting and Design Guidance' and Policy RH-P-9 of the development plan,

that would integrate successfully into the landscape and would not cause further erosion of the Area of High Scenic Amenity character. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.