

The submissions on this file and the Inspector's report were considered at a meeting held on 16 July 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

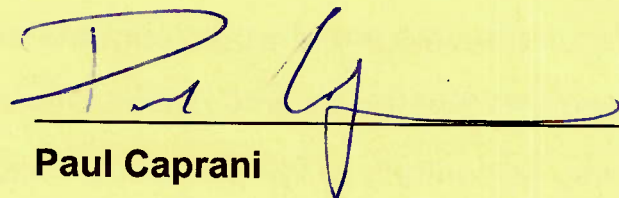
Reasons and Considerations

1. Having regard to the visually prominent and exposed nature of the appeal site devoid of substantial natural boundaries or screening, and its location within an Area of High Scenic Amenity, adjacent to an Area of Especially High Scenic Amenity, the proposed development, by reason of its detachment from the coastal tourism setting and general failure to integrate with, and reflect the character and amenity of this landscape, would adversely impact on the scenic quality, visual amenity and rural character of the area, and materially detract from the visual and scenic amenities of this important approach to Naran-Portnoo Strand, a significant tourism attraction and national Discovery Point along the route of the Wild Atlantic Way. The proposed development would contravene policies TOU-P-2, TOU-P-3, TOU-P-8 (a) and L-P-2 of the County Donegal Development Plan 2024-2030 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development in close proximity to adjacent and adjoining rural housing, it is considered that it would significantly impact on existing residential amenities of same by virtue of noise, lighting and general disturbance, in a quite rural area on the periphery of the settlement of Portnoo/Naran. The proposed development, would contravene policy TOU-P-8 (g) of the County Donegal Development Plan 2024-2030 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission shared the concerns of the Inspector with regard to the suitability of the site to accommodate a proprietary wastewater treatment system, having regard to the percolation characteristics and rock outcrops on site and the undulating nature of the site. The Commission also agreed that any potential pollution associated with the malfunction / operation of the the proprietary wastewater treatment plant could potentially have adverse impact implications on the integrity of West of Ardara/Mass Road Special Area of Conservation (Site Code: 000197), Inishkeel Special Protection Area (Site Code: 004116). However, the Commission noted agreed with the Inspector that these issues constituted new issues and having regard to the other substantive reasons for refusal decided not to pursue this matter.

Planning Commissioner:



Paul Caprani

Date:

16th day of July 2026