

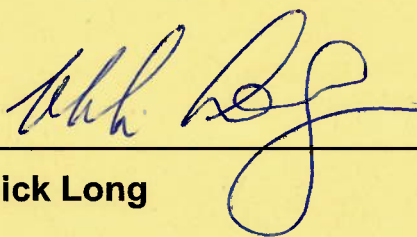
An
Coimisiún
Pleanála

Commission Direction
CD-000945
PL-501012-DL-26

The submissions on this file and the Inspector's report were considered at a meeting held on 22 July 2026.

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

Planning Commissioner:



Mick Long

Date:

22nd day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Holiday Home Influence and policy RH-P-2 of the County Donegal Development Plan 2024-2030, and the documentation received in connection with the planning application and the appeal, the Commission considered that insufficient evidence of demonstrable economic or social need at this location has been provided by

the applicant. The proposed development therefore would result in a haphazard and unsustainable form of development, would contribute to the encroachment of random rural development in the area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would not comply with policy RH-P-2 of the County Donegal Development Plan 2024-2030. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Given the level of imported fill, the area of the site, the poor percolation characteristics of the ground and the high water table, as indicated by the trial holes excavated at the site, the Commission considered that the applicant has not demonstrated that the proposed domestic wastewater treatment system (DWWTS) can be constructed to comply with the EPA Code of Practice (2021) and the proposed development, if permitted, would adversely impact on ground and surface water quality, contrary to policy WW-P-2 of the County Donegal Development Plan 2024-2030 and to the objectives of the Water Framework Directive 2000/60/EC.