

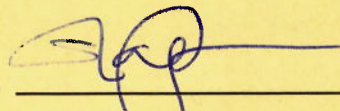
An
Coimisiún
Pleanála

Commission Direction
CD-001363
PL-501159-DL-26

The submissions on this file and the Inspector's report were considered at a meetings held on 12th August 2026 and 25th September 2026.

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

Planning Commissioner:



Emer Maughan

Date:

5th day of October 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the proposed development, a significant portion of the appeal site forms part of an area identified as 'C' on the Creeslough Rural Settlement Map 21.19 of the County Donegal Development Plan 2024-2030 is designated as a 'Amenity Area' which has an objective to reserve and enhance

land for formal and informal amenity and open space purposes and to make provision for new recreation, leisure and community facilities. The proposed development, comprising a shop, post office, off-licence, forecourt, underground storage tanks and fuel pumps, is a commercial usage which would be contrary to the amenity zoning objective of the site. The proposed development would militate against the preservation of the area for recreational, leisure and community facilities, would establish an undesirable precedent for future similar developments on amenity zoned lands in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission noted the planning authority's response received on 9th September 2026 to the S.137 notice which clarified that the Amenity Area designation did not arise from Variation 1 to the County Donegal Development Plan 2024-2030. The Commission had regard to the Minister's Draft Direction (June 2024) which sought the deletion of Material Alteration 21 (b) 7(c) which proposed the removal of the Amenity Area designation from Area C and also had regard to the recommendations of the Chief Executive and the Office of the Planning Regulations that this Draft Direction be amended in order to exclude Area C so it would then be subject to the wider Settlement Framework, however, as the current designation for the subject site remains 'Amenity Area' and the Ministerial Direction process remains outstanding, the Commission determined that the proposed commercial development would not be compatible with the current amenity objective for the site, and would, therefore, be contrary to the proper planning and sustainable development of the area.