



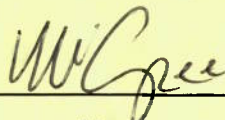
An
Coimisiún
Pleanála

Commission Direction
CD-001140
PL-501372-DL-26

The submissions on this file and the Inspector's report were considered at a meeting held on 17 August 2026.

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

Planning Commissioner:


Liam McGree

Date:

25th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the proposed development in a rural area immediately outside of the development boundary of the settlement of Dunfanaghy, as defined in the Donegal County Development Plan 2024-2030, in an "Area Under Holiday Home Pressure" as illustrated on Map 6.3.1 (Rural Area

Types) of the Development Plan, where it is an objective of the planning authority (Objective RH-O-2) to protect such rural areas from unsustainable urban/suburban residential development, and having regard to Policy RH-P-9 (Location, Siting and Design and Other Detailed Planning Considerations) of the Development Plan, which requires that individual dwellings comply with the standards as set out in the planning authority's 'Rural Housing Location, Siting and Design Guide', it is considered that retention of the proposed mobile home would constitute an inappropriate form of development in this location immediately outside the settlement boundary of Dunfanaghy, which would conflict with Objective RH-O-2 and Policy RH-P-9 of the Donegal County Development Plan 2024 - 2030, would constitute a sub-standard form of residential development on a site of limited area which the applicants intend to develop while the subject mobile home is being occupied, would be likely to set a precedent for similar mobile home developments throughout the rural area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted that the proposed mobile home would not comply with the standards as set out in the planning authority's 'Rural Housing Location, Siting and Design Guide'. The Commission also noted the applicants intention to occupy the proposed mobile home on this relatively small site, while at the same time commencing construction of a permanent dwelling on the same site, and considered that residential occupation and concurrent development of the subject site would result in a sub-standard level of residential amenities for the residents of the proposed unit and that such an arrangement would be likely

to set a precedent for similar arrangements on other active development sites throughout the county.