

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Donegal County**

**Planning Register Reference Number: 15/51173**

An Bord Pleanála Reference Number: PL 05.246540

**APPEAL** by The Killybegs History and Heritage Committee care of Patricia Murrin of Roscorkin, Killybegs, County Donegal and by Saint Catherine's Well Committee care of Saint Catherine's, Fintra Road, Killybegs, County Donegal against the decision made on the 13<sup>th</sup> day of April, 2016 by Donegal County Council to grant subject to conditions a permission to Sinbad Marine Services Limited care of Jennings O'Donovan and Partners Limited of Finisklin Business Park, Sligo in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of approximately 303 square metres of office accommodation at first floor level with approximately 303 square metres of storage and workshop at ground floor level. The development will have approximately 424 square metres of open car parking at first floor complete with access ramp and approximately 424 square metres of covered car parking at ground floor level. All existing underground services on site shall be extended to the new development. The proposed development will be accessed from the new access roadway, adjacent to the public car park, within Killybegs Harbour, permitted under planning application planning register reference number 10/20458. The development will include site reduction of approximately 8 metres, formation of approximately 4.0 metres high grassed berm with landscaping along western site boundary and associated site works on site approximately 130 metres south of Glebe Townland, Killybegs, County Donegal, as amended by the further public notice received by the planning authority on the 29<sup>th</sup> day of March, 2016.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

It is considered that the configuration and design of the proposed development involving extensive excavation and re-profiling of the existing form of the site in order to facilitate the construction of the proposed development and the provision of the associate berm to screen the development from the adjacent archaeological site including the setting of Saint Catherine's Well would constitute excessive and unwarranted intervention into the landscape. Accordingly, it is considered that the proposed development would constitute a visually intrusive feature in the landscape which would seriously injure the visual amenities of the 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 Board did not share his conclusions in respect of the design and visual impacts of the proposed development particularly having regard to the extent of site excavation and re-profiling of the landscape at this location required in order to facilitate the proposed development.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2016.**