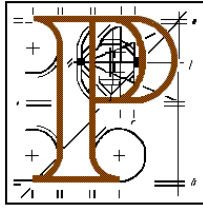


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Donegal County

Planning Register Reference Number: 16/50037

An Bord Pleanála Reference Number: PL 05E.247131

APPEAL by North West Golf Club care of Dudley Coyle of Lisfannon, Fahan, Buncrana, County Donegal and by Lisfannon Heights Residents care of D.J. Doherty of Lisfannon Heights, Buncrana, County Donegal against the decision made on the 28th day of July, 2016 by Donegal County Council to grant subject to conditions a permission to Bernard and Marie McShane of Beach Halt, Lisfannon, Fahan, Lifford P.O., County Donegal.

PROPOSED DEVELOPMENT: Construction of a one-storey dwelling and treatment plant at Lisfannon, Fahan, County Donegal.

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

1. The proposed development is located in an area under strong urban influence from one-off rural housing, that does not benefit from adequate public services such as drainage and road access. Notwithstanding the submissions on file regarding the housing need of the applicants, who already own a dwelling in the vicinity, it is considered that the need for an additional dwelling at this rural location has not been justified and that the applicants do not come within the scope of the rural housing requirements as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities”, issued by the Department of the Environment, Heritage and Local Government in April 2005. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The locality of this proposed dwelling is characterised by inadequate surface water management infrastructure and information on file suggests that the area also suffers from pollution due to inadequate foul effluent treatment and disposal infrastructure for existing dwellings in the area. It is considered that, in the absence of a comprehensive plan to deal with these problems, the addition of a further domestic wastewater treatment plant and further surface water discharges would exacerbate an existing unsatisfactory situation regarding environmental pollution. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
3. It is considered that the private lane serving the proposed dwelling is substandard in terms of surface condition and drainage and that to permit further residential development in these circumstances would

endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.