

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Donegal County

Planning Register Reference Number: 16/51403

An Bord Pleanála Reference Number: PL 05E.247949

APPEAL by Charles Doherty and others care of AL Architects of Office 8b, The Courtyard, Lower Main Street, Letterkenny, County Donegal against the decision made on the 22nd day of November, 2016 by Donegal County Council to grant subject to conditions a permission to Carrowhugh Investments Limited care of Cullinane Steele Architects of Mountsouthwell, Market Square, Letterkenny, County Donegal.

PROPOSED DEVELOPMENT: Construction of a leisure home park to include: (1) 37 number mobile home pitches, (2) 20 number stopover caravan/touring van spaces, (3) recreational building, (4) two number playing pitches with playground area, (5) underground water storage tank, (6) provision of a mechanical aeration sewage treatment system and sand polishing filter, and (7) all associated site works and services, all at Carrowhugh, Greencastle, 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. It is a policy of the Council (TOU-P-9) to facilitate proposals for multiple static caravans/mobile homes/towing caravans/motor homes at tourist towns and villages and other appropriate locations where suitable infrastructure and facilities are readily available, within walking distance and where proposals are consistent with other objectives and policies contained within this Plan. This policy is considered reasonable. Taken in conjunction with existing development in the area, it is considered that the proposed development would result in an excessive concentration of similar type development in this rural area lacking certain services and remote from existing centres of development. Furthermore, the proposed development would be located on a regional road where the 80km/h speed limit applies and where the nearest settlement providing necessary services is in excess of a kilometre away. In the absence of a public footpath or of public lighting connecting the site to the settlement, use of this busy narrow regional road for additional pedestrian movement would endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the seasonal nature and significant scale of the proposed development and the concentration of existing substantial wastewater treatment systems in the immediate area, together with the proximity of the site to the beach and sensitive coastal environment, it is considered, on the basis of the submissions made in connection with the planning application and appeal, that provision has not been made for the safe and adequate treatment and disposal of wastewater generated by the proposed development. Furthermore, the proposal to take water supply from groundwater in such circumstances raises concerns for the quality of drinking water serving the development. The proposed development would, therefore, be prejudicial to public health and pose an unacceptable risk of environmental pollution.

3. The proposed development would be located in a rural area of high scenic amenity value, where touring routes along the roads to east and west of the site afford views towards the sea and Northern Ireland, including views designated for protection in the current Development Plan for the area. It is considered that, taken in conjunction with the existing development in the area, the proposed development would result in an incongruous pattern of development that would interfere with the character of the landscape and with a view or prospect of special amenity value which it is necessary to preserve and 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 2017.