



An
Bord
Pleanála

Board Order
PL 05E.248426

Planning and Development Acts 2000 to 2017

Planning Authority: Donegal County Council

Planning Register Reference Number: 17/50208

Appeal by Colm O'Donnell of Saint Mary's Road, Bunrana, County Donegal against the decision made on the 7th day of April, 2017 by Donegal County Council in relation to an application by Donal Carey care of O'Connor Burke Architecture Limited of 1 College Terrace, Rock Road, Derry for permission for development comprising (1). change of use from vacant supermarket to amusement centre and (2). change of use from vacant supermarket offices to two number apartments with alteration to elevations to include two number additional windows on the north western elevation and one number additional window on both the north eastern and south western elevations, all at the Dunree Centre, Saint Mary's Road, Bunrana, County Donegal in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for (2). change of use from vacant supermarket offices to two number apartments with alteration to elevations to include two number additional windows on the north western elevation and one number additional window on both the north eastern and south western elevations and to refuse permission for (1). change of use from vacant supermarket to amusement centre).

Decision

REFUSE permission for the above proposed development in accordance with 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 apartments, because of the orientation of the windows serving the apartments and their proximity to other structures, would not provide the apartments with an acceptable outlook or level of natural light and would seriously injure the residential amenity of their occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is zoned as town centre under the Buncrana and Environs Development Plan 2014-2020. The proposed change of use of a shop to an amusement centre would diminish the extent of retail floor space and exacerbate the pattern of non-retail development in the town centre, and as such would detract from its vitality and viability. The proposed development would contravene the zoning of the site and policy R-P-8 as set out in the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

