

## Board Order PL 05E.248467

Planning and Development Acts 2000 to 2017

**Planning Authority: Donegal County Council** 

Planning Register Reference Number: 17/50274

**Appeal** by Collooney Developments Limited care of PW Haslette of 36 Whitethorn Grove, Gortlee, Letterkenny, County Donegal against the decision made on the 13<sup>th</sup> day of April, 2017 by Donegal County Council to refuse permission.

**Proposed Development:** Construction of a new dwellinghouse, including the provision of a detached garage and store, connection to existing services, new driveway and parking, and all associated site works at Newtown Road, Magheracar, Bundoran, Donegal Post Office, County Donegal.

## **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**

The proposed development of a single dwellinghouse on the site would, by virtue of its location, layout and size, compromise the coherent development of the lands zoned for phase 2 residential development in the Bundoran and Environs Development Plan 2009-2015 (as extended). The proposed development would, therefore, materially contravene the zoning of the site and policy H5 of the development plan and would 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

PL 05E.248467 Board Order Page 2 of 2