



An
Bord
Pleanála

Board Order
PL 05E.248973

Planning and Development Acts 2000 to 2017

Planning Authority: Donegal County Council

Planning Register Reference Number: 17/50717

Appeal by the Health Service Executive care of Tracey Architects of 29 Clarendon Street, Derry against the decision made on the 6th day of July, 2017 by Donegal County Council to refuse permission.

Proposed Development: Demolition of an existing dilapidated two-storey structure and construction of a new Primary Care Centre and associated car parking and site works at "The Castle", Main Street, Newtowncunningham, 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

Having regard to the regional, architectural, historical, social and community importance of this National Inventory of Architectural Heritage (NIAH) listed building, the Board considered that the proposed development would conflict with the provisions of the Donegal County Development Plan 2012-2018 (as varied), including Objective BH-O-1 “to preserve, protect, enhance and record the architectural heritage of the County” and Objective BH-O-2, “to facilitate appropriate revitalisation and reuse of the built heritage throughout the county including vernacular buildings” and would contravene Policy BH-P-5, “... to ensure the repair, reuse and appropriate refurbishment of vernacular/historic buildings, which make a positive contribution to the built heritage of the area including those as referred to on any National Inventory of Architectural Heritage listing”, which objectives and policy are considered reasonable. The proposed development would, therefore, seriously injure the amenities of the area and 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 was not satisfied that the loss of the building of regional importance on the NIAH had been robustly justified, or that alternative options incorporating the restoration and extension of the building had been adequately explored.

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

Dated this day of 2018