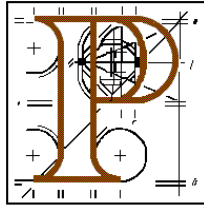


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Donegal County Council

Planning Register Reference Number: 17/51237

An Bord Pleanála Reference Number: ABP-300141-17

Appeal by Darren O'Donnell care of North West Modern Designs of 42 Marian Park, Buncrana, County Donegal against the decision made on the 12th day of October, 2017 by Donegal County Council to refuse permission for the proposed development.

Proposed Development: Demolition of existing dwelling and erection of a replacement dwelling with effluent treatment plant and domestic store at Umrycam, Buncrana, County Donegal in the townland of Umrycam.

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

The site of the proposed development is located within 'Stronger Rural Areas under Significant Urban Influence' as set out in the current Development Plan for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in Policies RH-P-1 and RH-P-2 the current *Donegal* County Development Plan 2012-2018 (as varied), which is considered to be reasonable. Having regard to the topography of the site, the elevated positioning of the proposed development, together with the level of excavation and infilling required it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. 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 2018.