



Planning and Development Acts 2000 to 2018

Planning Authority: Donegal County Council

Planning Register Reference Number: 17/51813

APPEAL by Charles Doogan of Drumreen, Carrigart, Letterkenny, County Donegal, against the decision made on the 25th day of January, 2018 by Donegal County Council to grant subject to conditions permission to Patrick Joseph Black care of Studio G2 Architecture, Highfield Place, Station Roundabout, Letterkenny, Co Donegal.

Proposed Development Alterations and extension to existing dilapidated dwelling and installation of wastewater treatment system at Drumreen, Carrigart, 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

1. It is considered that the proposed dwelling would be contrary to Policy RH-P-2 of the Donegal County Development Plan 2018 to 2024 on the grounds that the proposed development with two-storey extension would not adequately integrate successfully into the landscape and would further erode the rural character of the area. It is also considered that the proposed development in conjunction with other dwellings in the vicinity would exacerbate the suburban pattern of development in this rural area and would give rise to the demand for uneconomic provision of infrastructure in the hinterland of Carrigart Village which would be contrary to Rural Housing Objective RH-0-4. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the sloping nature of the land, the soil conditions and the significant level of site works proposed to support the percolation area, in addition to the proximity to a stream connected to Sheephaven

Bay Special Area of Conservation, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the effluent from the development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system and accordingly, the Board is not satisfied that the proposed development, either individually or in combination with other plans and projects, would not be likely to have a significant effect on this European site, in view of the site's conservation objectives. The proposed development would, therefore, be prejudicial to public health, would pose an unacceptable risk of environmental pollution and would be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.