



Planning and Development Acts 2000 to 2018

Planning Authority: Donegal County Council

Planning Register Reference Number: 18/50125

APPEAL by Roisin Boyce care of Eoin Gildea of Bellanascadden, Coolboy, Letterkenny, County Donegal against the decision made on the 23rd day of March, 2018 by Donegal County Council to refuse permission to the said Roisin Boyce.

Proposed Development Construction of a new dwelling, sewage treatment system and ancillary site works as previously applied for under planning references 07/50162, 12/40191 and 17/50809 at Aghnagaddy Glebe, Ramelton, 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. Having regard to the positioning, siting and location of the proposed dwelling in relation to the existing dwelling, and to the proposals for shared facilities and infrastructure on site, it is considered that the proposed development, by reason of its layout and access arrangements, would constitute a disorderly and substandard form of development that would seriously injure the residential amenity of the site and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, taken in conjunction with existing development in the area, would constitute an excessive density of suburban-type dwellings in a rural area, which would militate against the preservation of the rural environment. Furthermore, the proposed development would contribute towards undesirable ribbon development in a rural area outside lands zoned for residential development and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the extreme groundwater vulnerability at this location, it is considered that the proposed development, taken in conjunction with existing development in the vicinity, would result in an excessive concentration of development served by individual wastewater treatment systems, and would constitute an unacceptable risk of groundwater pollution connected with the disposal of wastewater. Furthermore, the Board is not satisfied with the proposals for a shared percolation area with the adjoining dwelling having regard to future maintenance/repair responsibilities. The proposed development would, therefore, be prejudicial to environmental and public health.

Paul Hyde

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

Dated this day of 2019.