



Planning and Development Acts 2000 to 2018

Planning Authority: Donegal County Council

Planning Register Reference Number: 18/51269

APPEAL by Maria Morning Callan care of Cullinane Steele Architects of Market Square, Letterkenny, County Donegal against the decision made on the 11th day of October, 2018 by Donegal County Council to refuse permission for the proposed development.

Proposed Development: Construction of a two storey dwelling house, detached domestic garage, septic tank and all associated site development works.

Listillion, Letterkenny, 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

Taken in conjunction with existing development in the area, the proposed development 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 Ministerial Guidelines on rural housing and contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.