



Planning and Development Acts 2000 to 2018

Planning Authority: Donegal County Council

Planning Register Reference Number: 18/51331

APPEAL by Nicola and Nigel Morrow care of Nicholas Ruck and Company Solicitors of 2 Anvil Court, Killybegs, County Donegal against the decision made on the 15th day of October, 2018 by Donegal County Council to grant subject to conditions a permission to Sarah Mahon care of DS McCrory of Carntryside, Pettigo, County Donegal for the proposed development.

Proposed Development: Construction of a single storey dwelling, new access pint to road, treatment system, percolation area, including all associated site works at Lisnapaste, Laghey, 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 location of the site of the proposed development within a 'stronger rural area' as identified in the Donegal County Development Plan 2018-2024, it is considered that, the applicant has not adequately demonstrated a genuine local housing need, in compliance with the relevant rural housing policy and criteria set out in the current Donegal County Development Plan 2018-2024, in particular Policy RH-P-3, National Policy Objective 19 of the National Planning Framework (2018) and the Sustainable Rural Housing Guidelines for Planning Authorities (2005). The Board noted that the applicant is currently residing in Cavangarden, Ballyshannon and that they are now intending to retire to Lisnapaste, south of Laghey Village. In the absence of evidence of a genuine and justifiable need for housing in this area designated as being in a 'stronger rural area', the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

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

Dated this day of 2019.