



Planning and Development Acts 2000 to 2019

Planning Authority: Donegal County Council

Planning Register Reference Number: 19/51498

APPEAL by Christopher and Sonyia McCleane care of Joe Bonner of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 21st day of November, 2019 by Donegal County Council to grant subject to conditions a permission to Kevin Murray care of Cullinane Steele Architects of Mountsouthwell, Market Square, Letterkenny, County Donegal.

Proposed Development: The construction of a single storey dwellinghouse, detached domestic garage, septic tank and all associated site development works at Glenleary, Ramelton, County Donegal, in the townland of Glenleary.

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. The site of the proposed development is located within a stronger rural area, as set out in the 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April 2005, where it is policy to distinguish between urban-generated and rural-generated housing need. Furthermore, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to 'facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing ... having regard to the viability of smaller towns and rural settlements'.

Having regard to the location of the subject site relative to the village of Ramelton and having regard to the documentation submitted with the application and the appeal, which notes that the applicant is currently living proximate to the village, and that his employment is not rural-generated, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in the rural countryside, and that his stated circumstances could not be accommodated within this village or another settlement. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this rural location. The proposed development would, therefore, be contrary to the

Ministerial Guidelines and to the over-arching national policy and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the substandard width, alignment and condition of the road serving the subject site.

Philip Jones

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

Dated this day of 2020