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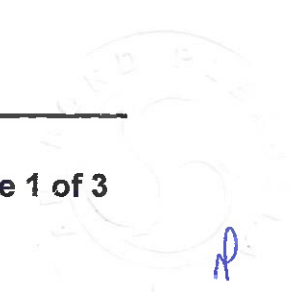
**Planning and Development Acts 2000 to 2020**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 20/51699**

**APPEAL** by Patricia and Fintan Boyle and John McCadden of Ellieshill, Drumcroagh, Donegal Town, County Donegal against the decision made on the 14<sup>th</sup> day of January, 2021 by Donegal County Council to grant subject to conditions a permission to Diane McCadden care of William Donoghue and Associates of Main Street, Mountcharles, County Donegal.

**Proposed Development:** Construction of a storey and a half type dwellinghouse incorporating a wastewater sewage treatment system and all associated site development works at Drumcroagh, Donegal Town, Donegal Post Office, 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 local housing need, in compliance with the relevant rural housing policy and criteria set out in the Donegal County Development Plan 2018-2024, in particular Policy RH-P-3, and also in National Policy Objective 19 of the National Planning Framework (2018) and in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. It is, therefore, considered 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 location. 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.



**Terry Prendergast**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *3<sup>rd</sup>* day of *June* 2021.

