



Planning and Development Acts 2000 to 2020

Planning Authority: Donegal County Council

Planning Register Reference Number: 20/51818

APPEAL by Frank Hegarty of Cappagh, Teelin, County Donegal against the decision made on the 19th day of March, 2021 by Donegal County Council to grant subject to conditions a permission to Brendan Byrne and Catherine Gallinagh care of McCullagh Architecture and Surveying Limited of Glenfinn Road, Ballybofey, County Donegal.

Proposed Development: Construction of a dwellinghouse, detached domestic garage, septic tank/sewage treatment system and associated site development works, all at Ummerawirrinan, Teelin, 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

The proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up and extension of ribbon development in this coastal rural area. This would militate against the preservation of the rural environment and lead to demands for the uneconomic provision of further public services and community facilities. The proposed development would, therefore, be contrary to the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005 and to the relevant provisions of the Donegal County Development Plan 2018-2024, relating to ribbon development and guidance on the location of new development in rural areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this ^{1st} day of ^{October} 2021.