



Planning and Development Acts 2000 to 2021

Planning Authority: Donegal County Council

Planning Register Reference Number: 20/51363

APPEAL by Róise Ní Laifeartaigh of Droim Righin, Carraig Airt, Leitir Ceanainn, Contae Dhún na nGall against the decision made on the 13th day of May, 2021 by Donegal County Council to grant subject to conditions a permission to Pamela Dufy and Kristofer McFadden care of Francis McHugh Planning and Design of Aughalatty, Carrigart, Letterkenny, County Donegal.

Proposed Development: Construction of a new dwelling house and domestic shed, installation of a septic tank and associated site work at Drumreen, Carrigart, County Donegal. Further public notices were received by the planning authority on the 21st day of April, 2021.

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. Having regard to the location of the site in the hinterland of Carrigart and within a rural area which is clearly under urban influence by reference to the pattern of existing significant housing development in the vicinity, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicants have not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development would not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The proposed development would constitute inappropriate backland development and, when taken in conjunction with existing development in the vicinity of the site, would contribute to the build-up and extension of ribbon development in this rural area. 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, including Policy RH-P-2 relating to haphazard and ribbon development and guidance on the location of new development in rural areas. It is also considered that the proposed development, in conjunction with other dwellings in the vicinity, would exacerbate the suburban pattern of development in this rural area and would give rise to the demand for uneconomic provision of infrastructure in the hinterland of Carrigart which would be contrary to Rural Housing Objective RH-O-4. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 23rd day of MARCH 2022.