

Planning and Development Acts 2000 to 2021

Planning Authority: Donegal County Council

Planning Register Reference Number: 21/50910

APPEAL by Rosemary Gallagher of Iniscaorach, Doonglebe, Newmills, Letterkenny, County Donegal against the decision made on the 11th day of November, 2021 by Donegal County Council to grant subject to conditions a permission to Liam Dorrian of Bomany, Letterkenny, County Donegal.

Proposed Development: Erection of a dwelling, domestic garage and wastewater treatment system with associated site works at Doon Glebe, Letterkenny, Letterkenny 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 within a rural area under urban influence in the Donegal County Development Plan 2018-2024, to the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of Environment Heritage and Local Government in 2005, 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 on the basis of the information on the file that the applicant has 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 does 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.


Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this 20th day of April 2022.