



Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 21/52060

APPEAL by Karl McGee and Roisin Henderson care of P Canning and Associates of Bally Lawn, Manorcunningham, County Donegal against the decision made on the 19th day of May, 2022 by Donegal County Council to refuse permission.

Proposed Development: Construction of a dwellinghouse and domestic garage with connection to proposed septic tank and percolation area at Clonblosk, Upper Ballymagan, Bunrana, County Donegal.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to:

- (i) the location of the site on lands that are zoned for 'Agricultural/Rural' purposes under the Donegal County Development Plan 2018-2024,
- (ii) Policy BC-H-P-4 of the Donegal County Development Plan 2018-2024 which requires applicants for proposed housing in 'Agricultural/Rural'

areas to demonstrate a housing need at the location, and to provide evidence that they, or their parents, have resided in the area for a period of at least seven years,

- (iii) the provisions of the National Planning Framework, which promotes compact growth patterns, and which prioritises the provision of housing at locations that can support sustainable development, and
- (iv) the documentation on file provided as part of the planning application and the appeal,

it is considered that, in the absence of a demonstrated housing need at this location, and in the absence of evidence that the applicants or their parents have lived in an area zoned 'Agricultural/Rural', the proposed development would result in a haphazard and unsustainable form of 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. Furthermore, the proposed development of additional housing on lands subject to the 'Agricultural/Rural' zoning, without adequate justification, would serve to undermine the role of Buncrana in the delivery of the development plan Core Strategy and would jeopardise its ability to act as a driver of population and economic growth. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

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

Dated this 11th day of December 2023.