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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 22/50080**

**APPEAL** by Virginia Fox of Lime Tree House, Doon Glebe, Newmills, Letterkenny, County Donegal against the decision made on the 2<sup>nd</sup> day of June, 2022 by Donegal County Council to grant subject to conditions a permission to Jonny McClintock care of MH Associates of Convent Road, Letterkenny, County Donegal.

**Proposed Development:** Construction of dwelling house with domestic garage and wastewater treatment system, a new site entrance and all associated site works at Doon Glebe, Newmills, Letterkenny, County Donegal, in the townland of Doon Glebe. Further public notices were received by the planning authority on the 18<sup>th</sup> day of May, 2022.

## Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to: -

- (a) the location of the site in an area under strong urban influence, as set out in the Donegal County Development Plan 2018-2024,
- (b) the provisions of Policy RH-P-5 of the development plan, which requires applicants for new one-off rural housing in areas under strong urban influence to have a demonstrated housing need in the area,
- (c) the National Policy Objective 19 of the National Planning Framework which, for rural areas under urban influence seeks to facilitate rural housing proposals based on the core consideration of demonstrable economic or social need to live in the rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements, and
- (d) the documentation on file provided as part of the application and appeal,

the Board considers that in the absence of a demonstrated housing need at this location, 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. The removal of trees from the roadside would, contribute to a wider pattern of urbanisation in the area. Policy RH-P-2 of the

Donegal County Development Plan 2018-2024 applies to rural housing proposals and it requires that proposed rural houses shall avoid the creation or expansion of a suburban pattern of development in the rural area and shall not create or add to ribbon development. The proposed development would contribute to this pattern of development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Liam Bergin**

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

**Dated this 01 day of September 2023.**