



Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 23/50404

APPEAL by Connor and Mark Kelly care of Harley Planning Consultants Limited of 1 Melmount Park, Strabane, County Tyrone, Northern Ireland against the decision made on the 18th day of May, 2023 by Donegal County Council to refuse outline permission for the proposed development.

Proposed Development: (1) Demolition of three outbuildings, (2) demolition of two small extensions, (3) alteration of rear double storey wing, (4) all associated site works to include new vehicular entrance, landscaped open spaces, bin store and drying yard and connection to public services and (5) complete development to contain ten residential units, located in an 'area in need of regeneration' on the 'land use zoning map for Carndonagh, 2017 at Painter's Way, Churchland Quarters, Inishowen, County Donegal.

Decision

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

Reasons and Considerations

1. The proposed development seeks outline permission for the demolition of three number outbuildings and alterations to existing derelict stone outbuildings to the rear of an existing building (Mc Donough and Company Limited) Churchland Quarters, Carndonagh which listed on the National Inventory of Architectural Heritage as being of Regional Importance (register number 40805019) to accommodate 10 number apartment units and associated development. Notwithstanding that the application is for outline permission and not full permission, on the basis of the information submitted with the application and appeal, and having regard to the characteristics of the proposal, the Board is not satisfied that the development would support and facilitate the reuse of the existing vacant National Inventory of Architectural Heritage structure and consider that insufficient detail is provided within the application to illustrate the level of interventions required to the existing buildings to the west of the site to accommodate the proposed residential development and associated residential amenity standards. The proposed development is, therefore, considered to be contrary to Policy BH-P-4 of the Donegal County Development Plan 2018-2024 (as varied) which seeks “to ensure the repair, reuse and appropriate refurbishment of vernacular and/or historic buildings not included on the Record of Protected Structures which make a positive contribution to the built heritage of the area including those as referred to on the National Inventory of Architectural Heritage”.

2. The Board was not satisfied on the basis of the information provided that the proposed development would accord with Policy CN-TC-2 of the Seven Strategic Towns Local Area Plan 2018-2024 which seeks to “consider proposals for the sensitive and appropriate redevelopment of vacant and derelict buildings and sites within the town” and outlines that development proposals shall comply with criteria including demonstrate that “(a) the proposal will integrate effectively with the surrounding area and that there will be no over-development of the site or inappropriate densities, (b) that the development is appropriate in its context and setting and that the scale, massing, footprint and height is appropriate and that it does not detract from the character, amenity and design of the surrounding neighbourhood including the character and amenities of surrounding buildings and (c) that the development would otherwise comply with all relevant policies of this Local Area Plan”. In the absence of more detailed proposals, the Board could not be satisfied that the site could accommodate the density proposed. The proposed development is, therefore, considered to be contrary to the provisions of the Donegal County Development Plan 2018-2024 (as varied) and the Seven Strategic Towns Local Area Plan 2018-2014 and 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 2nd day of May 2024.