



Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 23/50459

APPEAL by Noel Jones and Others care of Grange, Inch Island, County Donegal against the decision made on the 10th day of August, 2023 by Donegal County Council to grant, subject to conditions a permission to Michael McDaid, care of MG Architects and Valuers of Millbrae House, Lower Main Street, Buncrana, County Donegal.

Proposed Development: Retention permission for (1) creation of access road, (2) regrading/levelling of site and creation of platforms and berms, (3) installation of water and electrical infrastructure and connections from the site, (4) construction of a shed with hardstand area and all associated works at Grange, Inch, County Donegal.

Decision

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

Reasons and Considerations

1. Notwithstanding the submission of a Natura Impact Statement, the Board is of the view that there is insufficient information provided with the application in order to carry out a Stage 1 Appropriate Assessment Screening. As such, the Board cannot be satisfied that the development proposed for retention, has not resulted in, and will not result in, likely significant impacts on Lough Swilly Special Area of Conservation (Site Code: 002287) and Lough Swilly Special Protection Area (Site Code: 004075) and as such, in such circumstances, the Board is precluded from granting permission for retention of the development.
2. The development proposed for retention has resulted in significant alterations to the coastal landscape, within an area of Area of Especially High Scenic Amenity, and within an Area of High Scenic Amenity, with resultant negative impacts on same. Furthermore, the appearance of the agricultural shed proposed for retention is not considered to be a traditional or appropriate design, and as a result it appears as an incongruous addition within the landscape. The development proposed for retention is therefore considered contrary to Objective L-0-1 (as relates to the protection of the landscape) and Policies L-P-1 (as relates to areas of Especially High Scenic Amenity), L-P-2 (as relates to areas of High and Moderate Scenic Amenity) and L-P-3 (as relates to Donegal's coastline) of the County Donegal Development Plan 2024-2030.


Stephen Bohan

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

Dated this



day of



2024