



An
Bord
Pleanála

Board Order
ABP-318130-23

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 2351077.

Appeal by C and C Property Investments Limited care of Harley Planning Consultants Limited of 1 Melmount Park, Strabane, County Tyrone, Northern Ireland against the decision made on the 7th day of September, 2023 by Donegal County Council to refuse a permission for the proposed development.

Proposed Development: Change of use from eight number existing semi-detached dwelling houses to a commercial holiday village and change of use from two number proposed semi-detached dwelling houses previously granted under planning reference 20/51518 to a commercial holiday village, connection to existing services and all associated works at Lower Main Street, Ballintra (Grahamstown Road), County Donegal.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the policies and objectives of the Donegal County Development Plan 2018-2024, the location of the site within Ballintra, and the planning history of the site, it is considered that the proposed change of use of the existing and permitted residential units on the site, to holiday accommodation, would not materially contravene and would otherwise accord with relevant tourism objectives and policies of the development plan. Subject to conditions concerning the future control and management of the developed site, the proposed holiday accommodation would be compatible with the residential amenities of the area. No Appropriate Assessment issues would arise. The proposed development would, therefore, accord with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The units in the commercial holiday village shall not be sold off separately. The applicant, or its successor in title, shall control this commercial holiday village for short-term lettings to visitors.

Reason: In the interest of clarity, in order to safeguard the residential

amenities of the area, and to ensure orderly development.

3. Prior to the change of use to a commercial holiday village, the applicant, or its successor in title, shall submit to the planning authority for written agreement, a management plan for this holiday village, which shall set out the obligations upon visitors who short-term let.

Reason: In the interest of orderly development and in order to safeguard the residential amenities of the area.



Una Crosse

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

Dated this

26th day of *April*

2024.