



Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 2350323

APPEAL by James McLaughlin and others of Milltown, Gleneely, Lifford, County Donegal against the decision made on the 21st day of September, 2023 by Donegal County Council to grant, subject to conditions, a permission to Rebecca McDaid care of North West Modern Design of 42 Marian Park, Buncrana, County Donegal in accordance with the plans and particulars submitted to the said Council.

Proposed Development: Construction of a dwelling with onsite water treatment system and all associated site development works, at Aghaglasson, Gleneely, County Donegal.

Decision

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

Reasons and Considerations

Having regard to the location of the subject site within a 'Stronger Rural Area' in close proximity to Gleneely, where housing is restricted to persons demonstrating local need in accordance with Policy RH-P-3 as set out in the Donegal County Development Plan 2018-2024, the Board is not satisfied, on the basis of the documentation available on file, that the applicant has adequately demonstrated that they come within the scope of the specific housing need criteria set out in the development plan for a house in this location. In the absence of an identified locally based need for a house at this rural location, it is considered that the proposed development would contribute to the excessive pattern of 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 proposed development would, therefore, be contrary to the policies and objectives of the development plan and would be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *10th* day of *May*, 2024.

