

An
Bord
Pleanála

Board Order

ABP-318381-23

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 23/51257

Appeal by Paul Fox care of Harley Newman Planning Consultants of Bohullion, Burt, County Donegal against the decision made on the 12th day of October, 2023 by Donegal County Council to grant subject to conditions a permission to Declan McCrory care of Michael Friel of Creeslough, County Donegal.

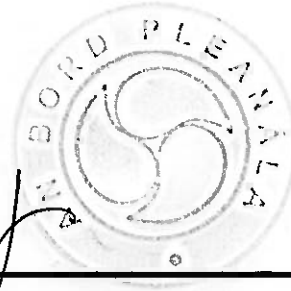
Proposed Development: Demolition of existing dwelling and decommissioning of existing septic tank. Erection of a dwellinghouse with wastewater treatment system and all other associated site development works, including associated amendments to grant of permission planning register reference number 15/51698 (as extended via grant of extension of duration permission planning register reference number 20/51547), all at Kinnalargy, Downings, County Donegal.

Decision

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

Reasons and Considerations

Having regard to the extant permission for a dwelling on the applicant's landholding, taken in conjunction with existing and permitted development in the area, it is considered that the proposed development would contribute to an excessive density of suburban type development in a rural landscape that is designated in the County Donegal Development Plan 2018-2024 as being of 'High Scenic Amenity'. The proposed development, if permitted, would result in the expansion and consolidation of a suburban pattern of development in the rural area, would further erode the rural character of the area, would seriously injure the visual amenities of the area and, accordingly, would be contrary to the provisions of policies RH-P-2 and NH-P-7 of the County Donegal Development Plan 2018-2024. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.




Mary Cregg

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

Dated this 15th day of March 2024.