

An
Bord
Pleanála

Board Order
ABP-318751-23

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 23/51013

APPEAL by An Taisce of Tailors' Hall, Back Lane, Dublin against the decision made on the 23rd day of November, 2023 by Donegal County Council to grant subject to conditions a permission to Aoife Gallagher care of John Bonner, Consulting Engineer of Falmore, Dungloe, County Donegal.

Proposed Development: Construction of a dwelling house with proprietary wastewater treatment system including all associated site works at Corr, Lettermacaward, County Donegal.

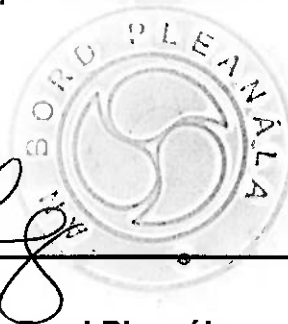
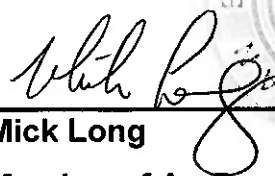
Decision

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

Reasons and Considerations

1. Having regard to Policies RH-P-1 and RH-P-2 of the County Donegal Development Plan 2018-2024, it is considered that the proposed development, which would have an extensive footprint, including an extensive lengthy driveway, which would be sited on a new platform on the most elevated portion of the site, would result in an unduly prominent form of development, which would be out of sympathy with its host landscape and which would be visible on the skyline within short and medium range views from public vantage points. Consequently, the proposed development would be both visually intrusive and obtrusive and therefore seriously injurious to the visual amenities of the area. It would contravene Policies RH-P-1 and RH-P-2 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to Policy AH-P-3 of the County Donegal Development Plan 2018-2024, it is considered that the siting of the proposed dwellinghouse on the most elevated portion of the site would encroach upon the isolated setting of the ringfort – Cashel on a knoll further to the north. The presence of this dwelling house would compete with this ringfort – Cashel, which is a recorded monument (reference number DG065-007), and so it would detract from its setting and obscure its legibility. The proposed dwelling house would, therefore, contravene Policy AH-P-3 of the Development Plan, and would be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this *23rd* day of *April*

2024