

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 23/51559

APPEAL by Liam McDevitt care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 7th day of December, 2023 by Donegal County Council to refuse permission.

Proposed Development: Retention of (1) planted screening berms, over two metres in height, in an area formerly used for car parking in proximity to the practice putting green and club house, (2) an accessway through the berms, on land formerly part of the car park, (3) water storage tank and associated site works within the maintenance storage yard in the centre of the course. The water tank will be supplied primarily from the existing water main within the course and from a future rainwater harvesting system supplied from the gutters on the roof of the adjoining maintenance shed. This supply will be in substitution to the present supply from the extraction source approved in 2004, and (4) boundary fencing along dunes to the north-western tip of the course, in an area designated in the County Donegal Development Plan 2018-2024 as Especially High Scenic Amenity at Clooney, Portnoo, 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 the proposed supply of water to the water storage tank proposed for retention from the public water mains, as set out in the documentation received, the applicant has not demonstrated the feasibility of such supply both in terms of its physical infrastructure within the site and the ability of Uisce Eireann to meet the increase in demand that would arise thereby. In these circumstances, it would be premature to grant retention permission for the water storage tank, as to do so would risk a scenario within which the identified water supply may not, in practise, be feasible. Accordingly, the proposed retention of the water storage tank would be contrary to the proper planning and sustainable development of the area.

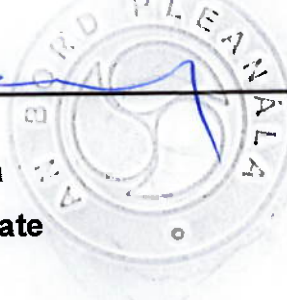
2. Having regard to the applicant's Screening Statement for Appropriate Assessment and the disparate submissions of the parties and the observers, it is considered that insufficient information of a definitive and conclusive nature is before the Board to enable it to undertake a Stage 1 Screening for Appropriate Assessment. Specifically, insufficient information is before the Board with respect to (a) the feasibility of the applicant's proposed reliance upon the public water mains to the exclusion of the Clooney_38 Stream to feed the water storage tank proposed for retention, and (b) the exact locations from which the sand and marram grass comprised in the planted screening berms proposed for retention were sourced and the quantities concerned.



In these circumstances, the Board is unable to conclude that the proposal would not have resulted in adverse effects on the integrity of the West of Ardara/Maas Road Special Area of Conservation (Site Code: 000197), in view of this Site's Conservation Objectives.



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



Dated this 20th day of May 2024.