



An  
Bord  
Pleanála

**Board Order**  
**ABP-318931-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 2251949**

**APPEAL** by Martin Sheridan of Lower Drumhalla, Rathmullan, County Donegal and by Patrick Shovelin of Clondallon, Rathmullan, County Donegal against the decision made on the 11<sup>th</sup> day of January 2024 by Donegal County Council to grant, subject to conditions to Anne Sullivan and Alan Dolan care of Allan Curran Architects Limited of 3 Mill Row, Donegal Town, County Donegal for the proposed development.

**Proposed Development:** Erection of (1) a single storey dwelling house and domestic garage, (2) a commercial gundog training and breeding facility with associated office and ancillary spaces and all associated site works, at Clondallon, Rathmullan, 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 Policy ED-P-4 of the Donegal Development Plan 2024-2030, the rural location of the proposed development site and the nature of the proposed commercial element of the proposal (a gundog breeding and training facility), it is considered that the proposal is not supported by sufficient evidence of a demonstrable valuable addition to the local economy and/or tourism offering in the area. As such, it is considered the facility is contrary to the provisions of the development plan, as relates to business in rural areas, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed development, and having regard to the lack of information on file in relation to potential noise impacts arising from the operation of the gundog breeding and training facility in the form of a Noise Impact Assessment, it is has not been demonstrated that the commercial element of the development as proposed would not have an adverse impact on surrounding residential amenity and on the wider rural amenity of the area. As such, the proposed development would be contrary to the provisions of Policy ED-P-9 (g) of the Donegal Development Plan 2024-2030 and would, therefore, be contrary to the proper planning and sustainable development of the area.



3. Having regard to the location of the site within a 'Structurally Weak Area' and an 'Area of High Scenic Amenity', Objective RH-O-1 and Policy RH-P-3 of the Donegal Development Plan 2024-2030, it is considered that the developer has not demonstrated a genuine rural need for a dwelling house at this location and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Marie O'Connor

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

Dated this 27 day of March 2025.