

An  
Bord  
Pleanála

## Board Order ABP-319592-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 23/51586**

**Appeal** by Neil Duffy of Aghalatty, Carrigart, County Donegal against the decision made on the 28<sup>th</sup> day of March, 2024 by Donegal County Council to grant permission subject to conditions to Joel Harvey Knipe care of Michael Friel Architects and Surveyors Limited of Creeslough, Letterkenny, County Donegal.

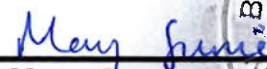
**Proposed Development:** Erection of a dwelling house with installation of wastewater treatment system including all other associated site development works at Aghalatty, Carrigart, Letterkenny, County Donegal.

### **Decision**

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

## Reasons and Considerations

Having regard to inconsistencies in the Site Characterisation Assessment Form, and the lack of supporting detail accompanying same, and having regard to the lack of detail in relation to proposals for surface water drainage on the site, including proposals to culvert or pipe the existing land drain to the west of the site, the Board cannot be satisfied that the site is suitable for the wastewater treatment system as proposed, and cannot be satisfied that the proposed development would not lead to surface water flooding in the immediate area. As such, the proposed development would be contrary to Policy WW-P-6 of the County Donegal Development Plan 2024-2030 and would be contrary to Technical Standards as relates to Surface Water and Roadside Drainage as set out in Chapter 16 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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**Mary Gurrie**

**Member of An Bord Pleanála**

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

**Dated this 13 day of November 2024.**