



An  
Bord  
Pleanála

## Board Order

**ABP-319607-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 23/50530**

**Appeal** by Mary McFadden care of David Marshall of 3 St. Catherines Hill, Mortimer, Reading, England against the decision made on the 5<sup>th</sup> day of April, 2024 by Donegal County Council to refuse permission.

**Proposed Development:** Construction of a new dwellinghouse with proprietary wastewater treatment system and all other associated site development works, all at Cashel, Creeslough, County Donegal.

### Decision

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

## Reasons and Considerations

The proposed development is located immediately adjacent to the Cloghernagore Bog and Glenveagh National Park Special Area of Conservation (Site Code: 002047) and, by extension, the Sheephaven Special Area of Conservation (Site Code: 001190). There is a direct hydrological connection to these sites by an open gully that routes parallel to the southern boundary of the site and which discharges into the Drumlackagh River at the mouth of Sheephaven Bay. On the basis of the information provided with the planning application and the appeal, the Board cannot be satisfied that the proposed development would not be likely to have a significant effect on the Cloghernagore Bog and Glenveagh National Park Special Area of Conservation (Site Code: 002047) and the Sheephaven Special Area of Conservation (Site Code: 001190) in view of the respective sites' Conservation Objectives, by reason of the site context and the open nature of the gully adjacent to the southern site boundary that allows for direct discharge of surface waters to the gully. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this 20<sup>th</sup> day of January 2025.

