

An
Bord
Pleanála

Board Order ABP-319724-24

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 23/51477

Appeal by Catherine and Declan McNicholl care of Usonia Architects Limited of Ballybrack, Moville, County Donegal against the decision made on the 18th day of April, 2024 by Donegal County Council to grant subject to conditions a permission to George Meenan care of Doherty Building Surveying of Cashelcraw, Carndonagh, County Donegal.

Proposed Development: Construction of a dwellinghouse, domestic garage and storage, on-site wastewater treatment plant, percolation area and all associated site works, all at Carrowtrasna, Greencastle, County Donegal.


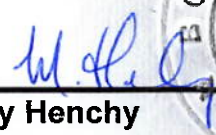
Decision

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

Reasons and Considerations

1. Having regard to the location of the site in an Area Under Strong Urban Influence and the provisions of Policy RH-P-1 of the County Donegal Development Plan 2024-2030, and the documentation on file submitted as part of the planning application and the appeal, it is considered that, in the absence of a demonstrated housing need at this location, the proposed development would result in a haphazard and unsustainable form of development, would contribute to the encroachment of random rural development in the area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed dwelling design and the location of the site in an Area Under Strong Urban Influence, it is considered that the proposed development would be contrary to the provisions of the 'Rural Housing Location, Siting and Design Guide', and would be at a variance with Policy RH-P-9 of the County Donegal Development Plan 2024-2030 which seeks that proposals for individual dwellings be designed in a manner that is sensitive to the integrity and character of rural areas and avoids expansion of a suburban pattern of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied, having regard to the layout/separation distances of the recommended wastewater treatment system, that effluent arising from the proposed development can be satisfactorily treated and disposed of on the site in accordance with the EPA's Code of Practice for Domestic Waste Water Treatment Systems (PE <10) (EPA 2021). The proposed development would be at a variance with Policy RH-P-9(b)(iv) and Policy WW-P-6 of the County Donegal Development Plan 2024-2030, would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 12th day of December 2024.