



An
Bord
Pleanála

Board Order ABP-320201-24

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 24/60444

Appeal by Michelle Ingram of Fycorranagh, Cullion RD, Letterkenny, County Donegal against the decision made on the 20th day of June, 2024 by Donegal County Council to grant subject to conditions a permission to Jason Hegarty care of Michael Friel Architects and Surveyors Limited of Creeslough, Letterkenny, County Donegal.

Proposed Development: Construction of a dwellinghouse with septic tank and domestic garage, including all other associated site development works, all at Fycorranagh, Letterkenny, 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, as set out in the County Donegal Development Plan 2024-2030, the provisions of Policy RH-P-1 of the development plan which requires applicants for new one-off rural housing in areas under strong urban influence to have a demonstrated housing need in the area, and the documentation on file submitted as part of the planning application and the appeal, it is considered that the applicant has not provided sufficient documentary evidence to demonstrate a housing need at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the extent of existing development in the immediate vicinity and the location of the site in an Area Under Strong Urban Influence, it is considered that the proposed development would contribute to the creation/expansion of a suburban pattern of development in the area and would constitute a haphazard form of development which would contravene Policy RH-P-9 of the County Donegal Development Plan 2024-2030 which seeks that proposals for individual dwellings be sited and designed in a manner that is sensitive to the integrity and character of rural areas. 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 ground conditions and 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 Wastewater Treatment Systems (PE <10) (EPA 2021). It is considered that 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 Gurrie

Mary Gurrie

Member of An Bord Pleanála

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

Dated this 11 day of December 2024.