



An
Bord
Pleanála

Board Order
ABP-320561-24

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 24/60797

Appeal by Breezy Point Capital Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 18th day of July, 2024 by Donegal County Council to refuse permission for the proposed development.

Proposed Development: An amendment to permitted development under Donegal County Council Register Reference 2250967 to omit footpath and street lighting required by condition 2(a) which stated “footpath and street lighting from the site to the village centre shall be in accordance with the details as agreed with the Area Roads Engineer under application reference number 20/51900” at Breezy Point in the townland of Rosstown Lower, Rosstown, 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 Objective UB-P-7 of the County Donegal Development Plan 2024-2030, which requires new residential developments to have due regard to connectivity and accessibility, having particular regard to active travel and sustainable modes of transport, it is considered that the proposed application to omit footpath and lighting that would connect the development to existing facilities in the village area, would be contrary to the stated objectives of the County Donegal Development Plan 2024-2030, would create potential for conflict between pedestrians and vehicles and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation, the Board had regard to the history of planning applications on this site, and to drawing PD16 as proposed by the applicant under Further Information submitted in planning application 20/51900. The Board agreed with the planning authority that the proposal to omit the condition for footpath and street lighting would be contrary to the objective of County Donegal Development Plan 2024-2030, to support the renewal and development of towns and villages, and to support communities in positive placemaking in a sustainable manner.



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



Dated this 7th day of May 2025.