

An
Coimisiún
Pleanála

Commission Order
ABP-320621-24

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 2460132

APPEAL by Tony McLaughlin of Crislaghmore, Burnfoot, Lifford, County Donegal against the decision made on the 25th day of July 2024, by Donegal County Council to grant, subject to conditions, a permission to Aelish Galbraith care of MG Architects and Valuers of Millbrae House, Lower Main Street, Buncrana, County Donegal in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Erection of a dwelling with wastewater treatment system and percolation area, connection to existing services and all associated works at Crislaghmore, Fahan, County Donegal.

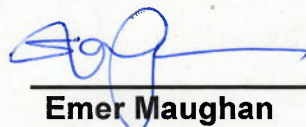
Decision

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

Reasons and Considerations

Having regard to the location of the site in an Area Under Strong Urban Influence within the County Donegal Development Plan 2024-2030, to Objective RH-O-1, which seeks to ensure that new residential development in rural areas provides for genuine rural need and to Policy RH-P-1, in relation to Areas Under Strong Urban Influence, and to the documentation received with the planning application, it is considered that, in the absence of the provision of evidence of demonstrable economic or social 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.

Submitted documentation refers to a requirement to carry out works to land on the northern side of the existing entrance on the L-7581-1, in order to achieve the necessary sight line in that direction. The submitted site layout plan shows that the relevant land is located outside the application red line boundary and, therefore, works to same are not included as part of the application for permission. Having regard to the documentation submitted with the application, the Commission is not satisfied that the applicant has sufficient legal interest to implement the proposed works to achieve the required sightline to the north of the entrance on the L-7581-1. In these circumstances, it is considered that the Commission is precluded from giving further consideration to the granting of permission for the proposed development, the subject of the application.



Emer Maughan

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 19th day of November 2025.

