

An
Coimisiún
Pleanála

Commission Order
ABP-320761-24

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 2460282

Appeal by Jim and Margaret Carey of Magheraroarty, Creeslough, County Donegal and by Sharon and Gregor McClean of Magheraroarty, Creeslough, County Donegal against the decision made on the 29th day of August, 2024 by Donegal County Council to grant permission subject to conditions to Shaun Brennan care of Michael Friel Architects and Surveyors Limited of Creeslough, Letterkenny, County Donegal in accordance with plans and particulars lodged with the said Council.

Proposed Development: Erection of a dwelling house with septic tank and domestic garage including all other associated site development works at Magheraroarty, Creeslough, County Donegal.

Decision

Refuse permission for the above proposed development based on the reasons and considerations below.

Reasons and Considerations

It is considered that the location of the proposed two-storey dwelling, on more elevated lands to the rear of an existing dwelling fronting onto the public road, was not sited and designed in a manner that is sensitive to the integrity and character of this rural area and would, therefore, be contrary to Policy RH-P-9 of the Donegal County Development Plan 2024-2030 which seeks that rural development of this nature be assimilated into the receiving landscape. The Commission considered that the location of the house did not represent best practice in relation to the siting location and design of rural housing as set out in Donegal County Council's 'Rural Housing Location, Siting and Design Guide'. It is considered that the proposed development would adversely impact on the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

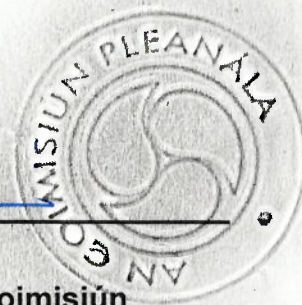
In deciding not to accept the Inspector's recommendation to grant permission, the Commission had concerns that the proposed dwelling house, being located in a more elevated position on the site, could adversely impact on the visual amenities of the area. The Commission considered that there were appropriate locations within the landholding that could result in a dwelling that could better assimilate into the receiving environment which would have a lesser impact on the visual amenities of the area, and which would not be located directly to the rear of an existing dwelling.

The Commission also noted the lands that were in the ownership of the applicant accommodated a vacant and derelict former dwelling. Policy RH-P7 of the current County Development Plan encourages proposals for the refurbishment of derelict traditional buildings for use as permanent dwellings. It was considered appropriate that the applicant might explore this option as a more suitable and sustainable way of providing a dwelling on the lands within his ownership.



Paul Caprani

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 5th day of September 2025