



An
Coimisiún
Pleanála

Commission Order
ABP-320867-24

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 2351979

APPEAL by Michael Carson of Kinnalargy, Downings, Letterkenny, County Donegal against the decision made on the 13th day of September 2024 by Donegal County Council to grant permission, subject to conditions, to Barry McBride and Sandra Sheerin care of KAD Architectural of Hillhead, Kilmacrenan, County Donegal for the proposed development.

Proposed Development: Construction of a dwelling house with domestic garage, wastewater treatment system and all other associated site development works all at Kinnalargy, Downings, Letterkenny, County Donegal as revised by further public notices received by the planning authority on the 29th day of July, 2024.

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 Donegal County Development Plan 2024-2030, to the proposed development site in a rural area, and to Policy RH-P-9 (Location, Siting and Design and Other Detailed Planning Considerations), it is considered that the proposed development would contribute to an excessive density of suburban type development in a rural landscape classified as being an area of 'High Scenic Amenity' and an 'Area Under Strong Holiday Home Influence'. The proposed development, if permitted, would expand and consolidate a suburban pattern of development in the rural area, would further erode the rural character of the area, would be detrimental to the amenities of the area and, accordingly, would be contrary to the provisions of Policy RH-P-9 of the Donegal County Development Plan 2024-2030. The proposed development 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 noted the submission of the appellant concerning its previous refusal to grant permission in respect of a proposed dwelling west of the site for suburbanisation of this rural landscape (ABP-318381-23) and that the planning authority also previously refused to grant permission in respect of a proposed dwelling east of the site because inter alia it would "set an undesirable precedent for similar developments beyond the existing cluster of development, which if permitted would exacerbate and further expand this existing cluster in an unsustainable northern direction causing further erosion of this highly visible and elevated coastal site" (planning authority Reg. Ref. 2251775). While the Inspector's consideration that all appeal cases should be assessed and determined on their own merits was noted, the Commission considered, in this case, that previous decision-making in this location reflects concerns regarding suburbanisation of a sensitive rural landscape in an unsustainable manner and concluded that the proposed development is therefore contrary to development plan policy RH-P-9(i) and (iii).

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 24th day of September, 2025.