

An
Bord
Pleanála

Board Order ABP-321788-25

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 24/61894

Appeal by Charles McDaid of Glack, Inch Island, County Donegal and by Cathal and Francesca McDaid of Grange, Inch Island, County Donegal against the decision made on the 9th day of January, 2025 by Donegal County Council to grant permission, subject to conditions, to Keith and Kelsey Harkin care of MG Architects and Valuers of Millbrae House, Lower Main Street, Buncrana, County Donegal for the proposed development.

Proposed Development: (1) Retention permission for (a) two eco pods, (b) extension to outbuilding for a guest toilet and washroom, (c) extension to outbuilding for a domestic tool shed, (d) change-of-use of an outbuilding lounge from domestic to guest use, (e) change-of-use of outbuilding utility room to kitchenette for guest use, (f) covered canopy guest seating area, (g) partial reinstatement of shed roof in domestic yard, (h) pathway, decking and signage. (2) Planning permission for (i) decommissioning of existing septic tank, (j) Installation of new wastewater treatment system and percolation area, connection to existing services and all associated works, (k) guest parking for three cars, (l) bike shed and, (m) rainwater harvesting infrastructure and tanks, all at Glack or Bohullion, Inch in the townland of Glack or Bohullion, County Donegal.

Decision


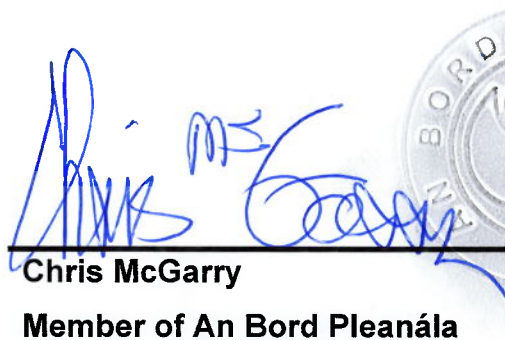
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. On the basis of the information submitted with the application, the Board cannot be satisfied that an adequate water supply is available to accommodate the development for which retention permission is sought and the proposed development, in addition to the existing residence on site. It is considered, therefore, that the development proposal would be prejudicial to public health and be contrary to the provisions of policy TOU-P-8(h) (Tourism) of the County Donegal Development Plan 2024-2030. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the nature of the sole vehicular, cycle and pedestrian access to the subject site, along an unsurfaced minor laneway which is inadequate in width, alignment and having regard to the intensification of use that would arise from the commercial development for which retention permission is sought and the proposed development, in addition to the existing residence on site, it is considered, that the additional traffic generated by the commercial activity along with the existing residential use may result in oncoming vehicles waiting along or reversing onto the public road which would endanger public safety by reason of traffic hazard. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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

Dated this  **day of**  **2025.**