

An  
Coimisiún  
Pleanála

**Commission Order**  
**ABP-322125-25**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

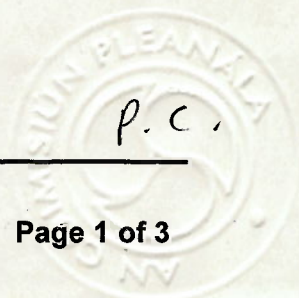
**Planning Register Reference Number: 25/60029**

**Appeal** by Stylo Estate Limited care of Harley Planning Consultants of 1 Melmount Park, Strabane, County Tyrone against the decision made on the 27<sup>th</sup> day of February, 2025 by Donegal County Council to refuse permission.

**Proposed Development:** Demolition of the existing building previously used as an office/pottery workshop, retail unit and dwelling accommodation and erection of an apartment block consisting of six number two-bed apartments over three floors, connection to existing public services and all associated works, all at Upper Main Street, Donegal Town, County Donegal.

**Decision**

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

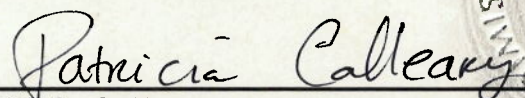


## Reasons and Considerations

1. Having regard to the particular characteristics of the site, including its sloped topography, and having regard to the design and siting proposed, which would result in a monolithic designed building situated next to a retaining wall of five metres in height, and to the resultant serious deficiency in the provision of natural light and poor outlook from bedrooms at ground and first floor level, it is considered that the proposed development would be substandard in the provision of residential amenity to serve the future occupants, would give rise to potential for overlooking of adjoining residential property, would be contrary to the relevant provisions of the County Donegal Development Plan 2024-2030, including for the establishment of reasonable levels of urban residential amenity (Policy UB-P-9), and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to its unmodulated mass and design, it is considered that the proposed development would be visually incongruous and overly dominant in the receiving landscape given the prominence of the site on the approach into Donegal Town. It is considered that to permit the proposed development would be detrimental to the character of the area contrary to the 'Established Development' zoning objective and would result in a development which would not contribute positively to placemaking. As such, the proposed development would be contrary to Policy GEN-EH-6 (Environment and Heritage Objectives) of the Seven Strategic Towns Local Area Plan 2018-2024, as extended, and Policy UB-P-7 of the Donegal Development Plan 2024-2030. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this *14* day of *July* 2025.