

An
Coimisiún
Pleanála

Commission Order
ABP-322219-25

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 25/60061

APPEAL by C and C Property Investment Limited care of Harley Planning Consultants Limited of 1 Melmount Park, Strabane, County Tyrone against the decision made on the 13th day of March, 2025 by Donegal County Council to refuse permission for the proposed development.

Proposed Development: Demolition of the derelict town hall and erection of an apartment block consisting of four number one-bed apartments over two floors, connection to existing public services and all associated works at the rear of Lower Main Street, Mountcharles, in the townland of Mountcharles, County Donegal.

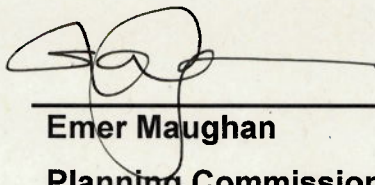
Decision

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

Reasons and Considerations

1. Having regard to policy UB-P-7 of the current Donegal County Development Plan 2024-2030 for the area which requires that proposals for new residential development give due regard to the public realm, open space and amenity and integration with neighbouring developments, and policy UB-P-9 which seeks to protect the residential amenity of existing units and to promote design concepts for new housing that ensures the establishment of reasonable levels of urban residential amenity, it is considered, by reason of the design, footprint and, in particular, the overall elevational treatment which lacks articulation and liveliness and carries no reference to the historical urban grain of the area, that the proposed development would militate against an attractive pedestrian environment, would compromise potential improvements to pedestrian and cycle links to the school and would seriously injure the visual amenities of the area and the residential amenities of the proposed residents. The proposed development would, therefore, conflict with the objectives of the development plan and would be contrary to the proper planning and sustainable development of the area.

2. The access laneway, School Lane, serving the site area is severely restricted in width and provides for a direct shared pedestrian and vehicular link from the main street to the national school. Having regard to the location of the proposed development and associated car parking, it is considered that the development has the potential to endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

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



Dated this 16th day of July 2025.