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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 2460237**

**APPEAL** by Niall Doherty of Unit B1, First Floor, McKendrick Place, Pearse Road, Letterkenny, County Donegal against the decision made on the 3<sup>rd</sup> day of April 2025, by Donegal County Council to grant, subject to conditions, a permission to Ronan Kelly care of Michael Friel Architects and Surveyors Limited of Creeslough, Letterkenny, County Donegal in accordance with the plans and particulars lodged with the said Council.

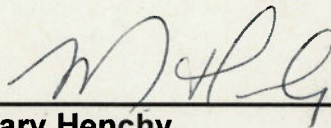
**Proposed Development:** Erection of a dwelling house with domestic garage and septic tank including all other associated site development works at Castlewray, Letterkenny, County Donegal.

**Decision**

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

## Reasons and Considerations

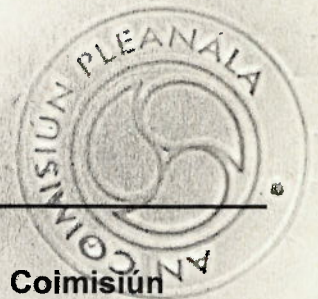
The proposed development would be located within a rural area that is designated as being "Under Strong Urban Influence" and within an "Area of High Scenic Amenity" in the County Donegal Development Plan, 2024 - 2030, and Policies RH-P-1, RH-P-9 and L-P-2 apply. The proposed development, which would occupy an elevated backland location to the rear of an existing house, and at a distance from the established cluster of dwelling houses to the southwest at Castlewray, would give rise to unsustainable haphazard development. Furthermore, it would set an undesirable precedent for the expansion of higher density suburban style houses with a spatial pattern of suburban development into the intervening rural area. The proposed development would, therefore, be contrary to Policy RH-P-9 which seeks to avoid the expansion of a suburban pattern of development in the rural area, and development that would constitute haphazard development because of its positioning, siting or location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mary Henchy**

**Planning Commissioner of An Coimisiún**

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



**Dated this**

**30<sup>th</sup> day of July**

**2025.**