



An
Coimisiún
Pleanála

Commission Order
ABP-322507-25

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 24/50165

Appeal by Cormac Corrigan and Aifric Egan of 8 Parsons Hall, Maynooth, County Kildare against the decision made on the 25th day of April, 2025 by Donegal County Council to grant subject to conditions a permission to Louise Purdy (Doherty) care of Architectural Services of Meenmore, Dungloe, County Donegal.

Proposed Development: Construction of a dwellinghouse and installation of a wastewater treatment system with all associated drainage and site works, all at Cruit Island (Upper), Kincasslagh, 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 provided with the planning application and the appeal, and in the absence of definitive findings and conclusions with regard to the implications of the proposed development for the Conservation Objectives and integrity of a European Site, the Commission is not satisfied that the proposed development, individually or in combination with other plans or projects, would not adversely affect the integrity of the Gweedore Bay and Islands Special Area of Conservation (Site Code: 001141). In such circumstances, the Commission is precluded from granting permission for the proposed development.
2. It is considered that, by reason of its position on the highest point of the site and location to the rear of a line of existing residential development, its elevated siting significantly above the roadway with resultant extensive access roadway, and its deep plan footprint and shallow roof pitch design, the proposed development would result in a visually intrusive development that would be detrimental to the visual amenities of this Area of Especially High Scenic Amenity, as designated in the County Donegal Development Plan 2024-2030. The Commission is not satisfied that it has been demonstrated that the proposed development is 'site led' and of an appropriate quality of design, having regard to the 'Rural Housing Local, Siting and Design Guidance' and Policy RH-P-9 of the development plan, that would integrate successfully into the landscape and would not cause further erosion of this Area of Especially High Scenic Amenity character. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that, by reason of its backland position, proximity and elevated nature to the rear of the existing dwelling, the proposed development would have a detrimental impact on the existing residential amenities of the adjoining property by reason of a significant reduction in privacy of rear amenity space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

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

Dated this *29th* day of *August*, 2025.

