



Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 2461899

APPEAL by Patricia Doherty of West End, Buncrana, County Donegal against the decision made on the 17th day of April, 2025 by Donegal County Council to grant permission subject to conditions to George McLaughlin care of MG Architects and Valuers of Millbrae House, Lower Main Street, Buncrana, County Donegal for the proposed development.

Proposed Development: Demolition of outbuildings and erection of building containing two number apartments, connection to existing public services and all associated works at Cockhill Road, Ardaravan, Buncrana, Lifford, County Donegal.

Decision

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

Reasons and Considerations

Having regard to Policy UB-P-9 of the County Donegal Development Plan 2024-2030 (protection of residential amenity) and Policy TC-G-P-3 of the Local Area Plan for Buncrana (no significant adverse effect on existing residential and visual amenities (and) respect the existing character scale and setting of the local built environment) contained within the development plan, the Commission considered, given the constrained nature and limited size of the existing building footprint, that the proposed development would result in overdevelopment of the site.

As such, it is considered that the proposed development would fail to provide an adequate standard of residential amenity to serve the future occupants by reason of a reduction in useable amenity space and limited daylight/sunlight provided at ground floor level due to proposed window positions either directly onto or close to shared boundaries, which would seriously injure the established residential amenities of adjoining properties. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

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

Dated this 8th day of September 2025.