

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322600-25

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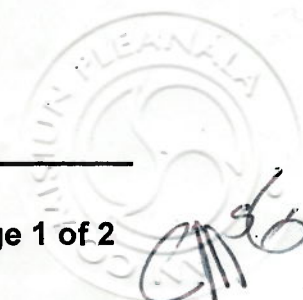
**Planning and Development Act 2000, as amended**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 25/60116**

**Appeal** by Robert Keran of RK Consulting Limited, Baldrumman House, Baldrumman, Lusk, County Dublin against the decision made on the 25<sup>th</sup> day of April, 2025 by Donegal County Council to grant subject to conditions a permission to Laura and Hugh Law care of Allan Curran Architects Limited of 3 Mill Row, Donegal Town, County Donegal.

**Proposed Development:** Construction of a new house (244.4 square metres, including balcony) with a separate domestic office and reflexology studio (49.1 square metres) with a gravelled curtilage (152.6 square metres). Installation of a new secondary wastewater treatment system consisting of a biological aerated filter treatment plant together with a tertiary sand polishing filter bed of 13.5 square metres and a stormwater and drainage management layout plan to include an oil filter and prevent water to enter the polishing filter bed before it is discharged to the ground with mains water available on site. The timber buildings are to be built using circular hollow section galvanised columns (chs) on separate pad foundations; 28 pads will measure one square metre and two pads will be four square metres, all at Marble Hill, Portnablagh, Letterkenny, County Donegal.



## Decision

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

## Reasons and Considerations

Having regard to the location of the site in an Area Under Strong Holiday Home Influence and Policy RH-P-2 of the County Donegal Development Plan 2024-2030, and the documentation received in connection with the planning application and the appeal, it is considered that, in the absence of the provision of evidence of demonstrable economic or social need at this location, the proposed development would result in a haphazard and unsustainable form of development, would contribute to the encroachment of random rural development in the area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

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

**Dated this 16<sup>th</sup> day of September 2025.**

