

An
Coimisiún
Pleanála

Commission Order
ABP-322711-25

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 2560099

APPEAL by Shaun Cox care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin 2 against the decision made on the 9th day of May 2025 by Donegal County Council to grant permission, subject to conditions, to Philip Baxter care of Michael Friel of Creeslough, County Donegal for the proposed development.

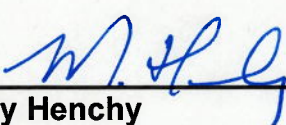
Proposed Development: Erection of a dwelling house with septic tank and all other associated site development works at Rinnasligo, Creeslough, Letterkenny, County Donegal.

Decision

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

Reasons and Considerations

The site of the proposed development is located within a High Scenic Amenity (HSA) area and Policy L-P-2 of the County Donegal Development Plan 2024-2030 seeks to protect these areas. It is considered that the proposed development, by reason of its siting at a high point in the landscape higher than that of the existing dwelling on the western side of the roadway, the extent of proposed retaining wall of approximately 30 metres in length and 1.7 metres in height, which would emphasise the escarpment of hard landscaping and parking forecourt area and create a dominant building platform within this natural setting and limited planting and boundary proposals to integrate the new structure, does not adequately respond to the characteristics of the local area and would be visually prominent in this exposed position such that it would be detrimental to the visual amenities of the Area of High Scenic Amenity as designated in the County Donegal Development Plan 2024-2030. The proposed development is not of an appropriate quality of siting and 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 the Area of High Scenic Amenity character. 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 3rd day of October 2025.

