

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 2560528

APPEAL by Patrick Sadlier of Ballintemple, Falcarragh, County Donegal against the decision made on the 10th day of July 2025, by Donegal County Council to grant, subject to conditions, a permission to Eoghain Ó Gallchóir care of Michael Friel Architects and Surveyors Limited of Creeslough, Letterkenny, County Donegal in accordance with plans and particulars lodged with the said Council.

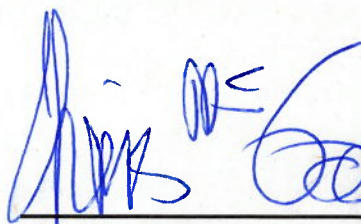
Proposed Development: Erection of a dwelling house with septic tank including all other associated site development works at Ballintemple, Falcarragh, Letterkenny, County Donegal as amended by further public notices received by the planning authority on the 20th day of June 2025.

Decision

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

Reasons and Considerations

Having regard to the access/egress arrangements received by the planning authority on the 4th day of June 2025, in response to a further information request, whereby the revised proposed access would traverse across third party lands for which written consent has not been provided within the application documentation (noting the reference in the report of the Donegal County Council planning officer in their report dated the 8th day of July 2025, that the 'driveway will cross a very small section of third party land...'), it is considered that notwithstanding the modest extent of the relevant third party land, that the developer does not have sufficient legal interest to make the application for the proposed development in the form as proposed. In this regard, to grant permission for the proposed development would 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 10th **day of** November **2025.**