



An
Coimisiún
Pleanála

**Commission Order
PL-323613-25**

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 2560344

Appeal by J. Reed and Others against the decision made on the 21st day of August, 20265 by Donegal County Council to grant subject to conditions, a permission to Bogay Glamping Limited for the proposed development.

Proposed Development: Erection of six number temporary bell tents, renovations to existing shed to cater for a kitchen, communal area, toilet/shower facility and storage area including all ancillary works with connection to proposed septic tank and percolation area.

Decision

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

Reasons and Considerations

1. Having regard to the ground conditions on the site and inconsistencies contained in the submitted Site Characterisation Form and planning drawings in relation to the tests undertaken on the site, the slope of the lands and stated sub-surface characteristics, the Commission is not satisfied that sufficient evidence has been presented to demonstrate that the effluent from the proposed septic tank and percolation area can be satisfactorily treated and disposed of on the site in accordance with provisions of the Environmental Protection Area's Code of Practice for Domestic Waste water Treatment Systems (PE <10) (EPA 2021). As such, it is considered that the proposed development, if permitted, would adversely impact on ground and surface water quality and would contravene policy TOU-P-8 (i) of the Donegal County Development Plan 2024-2030, would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The appeal site is located proximate to the Leitrim_01 (which subsequently outflows to the Carrigans_010 watercourses which are indicated as having a 'Poor' Water Framework Directive status and stated as being 'At Risk'). It is considered that, as presented, there is a lack of detail in relation to proposals for surface water drainage and wastewater treatment system to serve the proposed development which could pose a risk to the ability of these waterbodies to achieve the required Water Framework Directive quality status. In addition, the Foyle Groundwater Body underlies the appeal site and is stated as being 'Not at Risk'. It is considered that insufficient information has been presented with the application to definitively determine whether or not the subject development will not result in a deterioration of the existing Water Framework Directive quality status of these waterbodies. As such, the Commission is not satisfied that the subject development will not impact negatively upon the ability of the aforementioned waterbodies to achieve the relevant water quality status required under the Water Framework

Directive. Additionally, in such circumstances, it is considered that the proposed development does not comply with TOU-P-8 (p) of the development plan. The proposed development, as presented, would, therefore be contrary to the proper planning and sustainable development of the area.

3. Having regard to the lack of information submitted with the application in relation to the proposed on-site well, it is unclear there is an adequate means of water supply to serve the tourist development. As such, the proposed development, if permitted, would thus contravene policy TOU-P-8 (h) of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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Planning Commissioner of An Coimisiún

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

Dated this *4th* day of *September* 2026



P.C.