



An
Coimisiún
Pleanála

Commission Order
ACP-323679-25

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 25/60866

Appeal by An Taisce against the decision made on the 21st day of August, 2025 by Donegal County Council to grant subject to conditions a permission to Keith Roulston.

Proposed Development: Construction of a steel-framed agricultural shed to house a new rotary milking parlour together with all associated site works, all at existing farmyard at Moneymore, Newtowncunningham, Lifford, County Donegal.

Decision

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

Reasons and Considerations

1. On the basis of the information provided in connection with the planning application and the appeal, and in the absence of a Natura Impact Statement, it has not been demonstrated that the proposed development, individually or in combination with other plans or projects, would not result in adverse effects on the integrity of the Lough Swilly Special Area of Conservation (Site Code: 002287) and the Lough Swilly Special Protection Area (Site Code: 004075) in view of the Conservation Objectives of those sites. Significant effects in relation to impacts on water quality cannot be ruled out. A Natura Impact Statement has not been submitted with the planning application and, consequently, scientific doubt remains as to the absence of adverse effects on these European Sites arising from the proposed development. In such circumstances, the Commission is precluded from granting permission under the provisions of Article 6(3) of the Habitats Directive (92/43/EEC).
2. On the basis of the information provided in connection with the planning application and the appeal, and having regard to the nature, scale, and location of the proposed development, and, in particular, its existing hydrological connection to the Drumbartnet Stream_010 (IE_NW_39D030600) which has a 'Poor' Water Framework Directive status and is 'At Risk' of not achieving its Water Framework Directive Objective under the Water Framework Directive, it has not been demonstrated that the proposed development would not give rise to a risk of deterioration in the ecological and/or chemical status of the said water body. The proposed development would be contrary to the requirements of Article 4 of the EU Water Framework Directive (2000/60/EC), as transposed into Irish law by the European Communities (Water Policy) Regulations 2003 (S.I. number 722 of 2003), as amended, would be inconsistent with the objectives of the Water Action Plan 2024, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. On the basis of the submissions made in connection with the planning application and the appeal, the proposed development site includes a building/structure of considerable size and scale (extension to existing farm buildings) located to the south of the main agricultural block adjacent to the proposed milking parlour for which a planning status has not been demonstrated. In such circumstances, it is considered that it would be inappropriate for the Commission to consider a grant of permission for the proposed development.



Emer Maughan

Planning Commissioner of An Coimisiún

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



Dated this ^{30th} day of *September* 2026.