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

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 25/60582**

**APPEAL** by Michelle Farren against the decision made on the 30<sup>th</sup> day of October, 2025 by Donegal County Council to grant, subject to conditions, an outline permission to Martina Barrett for the proposed development.

**Proposed Development:** Construction of a detached two-storey four-bedroom dwelling house, detached single-storey domestic garage and all associated site works, including fencing of site, consolidation of the existing site entrance road, formation of a driveway, landscaping and development of an on-site wastewater treatment system, all at Drumaweir, Greencastle, County Donegal.

## **Decision**

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

## Reasons and Considerations

1. It is considered that the proposed domestic wastewater treatment system (DWWTS) would be prejudicial to public health by reason of:
  - (a) the poor percolation characteristics of the ground and the high water table, as indicated by a trial hole excavated on the site, render it unsuitable for the on-site treatment/disposal of effluent from the development, notwithstanding the use of the secondary and tertiary treatment systems proposed, and
  - (b) the area of the site is inadequate to permit the satisfactory disposal of treated effluent by percolation by virtue of the separation distances involved and, as a result, the appeal site is unsuitable for the improvement works proposed.

In such circumstances, the proposed development, if permitted, would adversely impact on ground and surface water quality and drinking water supplies, would be contrary to policy WW-P-2 of the County Donegal Development Plan 2024 - 2030 and to the objectives of the Water Framework Directive 2000/60/EC. The proposed development would, therefore, be contrary to the proper and sustainable development of the area.

2. Having regard to the location of the site within an Area Under Strong Urban Influence and policy RH-P-1 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.

*Patricia Calleary*

**Patricia Calleary**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this *20<sup>th</sup>* day of *March* 2026.

