



An
Coimisiún
Pleanála

Commission Order
PL-500636-DL-26

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 2561415

Appeal by Agnes Mullin against the decision made on the 19th day of December, 2025 by Donegal County Council to grant, subject to conditions, a permission to Gregory and Monica Gallagher for the proposed development.

Proposed Development: Construction of a dwelling house and detached domestic garage with installation of septic/sewage treatment system and associated site development works at Hall Demesne, Mountcharles, Donegal Po, County Donegal.

Decision

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

Reasons and Considerations

The proposed development would be accessed from a substandard and constrained laneway that is inadequate in terms of its width and structure. Having regard to the entirety of the information on file, the Commission was not satisfied that the applicant had demonstrated sufficient legal interest, or had the consent of adjoining landowners, to undertake the works required to upgrade the lane's structure and width, and in these circumstances the Commission is precluded from granting permission. Furthermore, having regard to the location of the site within the settlement boundary of Mountcharles, and the other lands accessed from the same laneway, including the neighbouring field to the northeast and the applicant's wider landholding, it is considered that the proposed development would set an undesirable precedent for future residential development reliant on this deficient access. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurríe

Mary Gurríe

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *08* day of *May* 2026

