

An  
Coimisiún  
Pleanála

Commission Order  
PL-500679-DL-26

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

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 25/60388**

**APPEAL** by Transport Infrastructure Ireland against the decision made on the 19<sup>th</sup> day of December, 2025 by Donegal County Council to grant an outline permission, subject to conditions to Niall McNulty and Diane Doran for the proposed development.

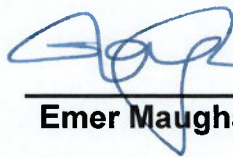
**Proposed Development:** Outline planning permission for the demolition of existing derelict cottage and construction of a replacement dwelling house, septic tank/sewage treatment system and associated site development works at Veagh, Manorcunningham, County Donegal.

## **Decision**

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

## Reasons and Considerations

It is considered that the proposed development, which would result in the intensification of use of an access onto the National Primary Road N13 at a point where a speed limit of 100 km/h applies, would endanger public safety by reason of traffic hazard and that the additional and conflicting traffic movements generated by the development would interfere with the safety and free flow of traffic on the public road and, by itself or by the precedent which the grant of outline permission for it would set for other relevant development, would adversely affect the use of a national road. The proposed development would also contravene the objectives of the County Donegal Development Plan 2024-2030 (including Key Strategic Objective S-O-9 and transport objectives T-O-10 and T-O-14) to preserve the strategic function, safety, and capacity of the National Roads network, and would, therefore, be contrary to the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities published by the Department of Environment, Community and Local Government (2012). Furthermore, on the basis of the information submitted with the application and appeal, the Commission is not satisfied that it has been demonstrated that adequate sightlines can be achieved on the junction of the private lane and the N13, particularly in the north eastern direction. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a junction, between a private lane and a national road, at a point where sightlines are restricted in a north easterly direction.



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**Emer Maughan**  
**Planning Commissioner of An Coimisiún**  
**Pleanála duly authorised to authenticate**  
**the seal of the Commission.**

Dated this 13<sup>th</sup> day of April 2026