

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 2561039

APPEAL by Alan Wasson against the decision made on the 24th day of February 2026, by Donegal County Council to grant, subject to conditions, a permission to David Connolly in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Erection of a dwelling house with wastewater treatment system, including all other associated site development works at Gortnabrade, Carrigart, County Donegal.

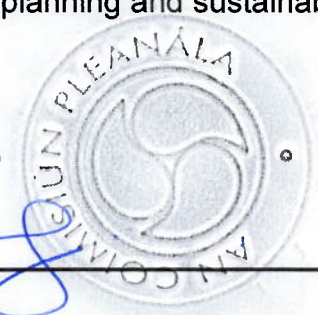
Decision

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 location of the site, within an 'Area Under Strong Holiday Home Influence', and policy RH-P-2 of the County Donegal Development Plan 2024-2030, and the documentation received in connection with the planning application and the appeal, the Commission considered that insufficient evidence of demonstrable economic or social need at this location has been provided by the applicant. The proposed development would, therefore, 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 and would not comply with policy RH-P-2 of the County Donegal Development Plan 2024-2030. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Given the level of imported fill, the area of the site, the poor percolation characteristics of the ground and the high-water table, as indicated by the trial holes excavated at the site, the Commission considered that the applicant has not demonstrated that the proposed domestic wastewater treatment system (DWWTS) can be constructed to comply with the Environmental Protection Agency Code of Practice (2021) and the proposed development, if permitted, would adversely impact on ground and surface water quality, 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 planning and sustainable development of the area.



Mick Long

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

Dated this 23rd day of July 2026.