



**STATEMENT OF REASONS WITH REGARD TO A DECISION TO NOT AGREE
WITH A NOTICE ISSUED BY THE OFFICE OF THE PLANNING REGULATOR
UNDER SECTION 31AN(4) OF THE
PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND FURTHER TO
SECTION 31AN(4A)(b) OF THE ACT**

COUNTY DONEGAL DEVELOPMENT PLAN 2024-2030

28 September 2026

Consequent to the recommendation made to the Minister, by the Office of the Planning Regulator ('the Office') on 2nd September 2024 under section 31AN(4) of the Planning and Development Act 2000 ('the Act') in connection with the County Donegal Development Plan 2024-2030 and further to section 31AN(4A)(b) of the Act, I, as Minister of State for Local Government and Planning, give notice that:

- (1) I have decided not to agree to issue a direction to Donegal County Council in relation to **three identified parts** of the Office's recommended proposed final direction regarding the County Donegal Development Plan 2024-2030, for the reasons set out in this Statement of Reasons, and;
- (2) the remaining 19 parts of the recommended proposed final Direction remain subject to the ongoing statutory process and a Ministerial decision will issue in respect of those parts at a later date subject to the completion of any necessary steps that may be determined to be applicable under section 31AN(16)(b) of the Act.

In accordance with section 31AN(4A)(b) of the Act, my reasons for not agreeing with the recommendation of the Office to issue a Direction in respect of **three identified parts** of the recommended direction are as follows:



Recommendation (2)(b)(iii) – i.e. land identified as Buncrana MA 18(b).13

I am satisfied that the zoning of the subject lands for New Residential (Phase 1) is reasonable having regard to the following:

- i. The objectives of the National Planning Framework First Revision (2025), in particular National Policy Objective 42; and the Section 28 NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), in particular Policy and Objective 1; and
- ii. The subject lands are identified as Tier 1 serviced land, located in close proximity to existing residential development, and the zoning of the lands for New Residential (Phase 1) would serve to consolidate the existing pattern of development in this area of the town.

Recommendation (2)(b)(iv) – i.e. land identified as Buncrana MA 18(b).15

I am satisfied that the zoning of the subject lands for New Residential (Phase 1) is reasonable having regard to the following:

- i. The objectives of the National Planning Framework First Revision (2025), in particular National Policy Objective 42; and the Section 28 NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), in particular Policy and Objective 1; and
- ii. The subject lands are located in close proximity to existing residential development and lands zoned for New Residential and on the basis of the information available to me, I am not satisfied that the lands could not be fully serviced within the period of the development plan.



Recommendation (2)(b)(vi) – i.e. land identified as Ballybofey / Stranorlar MA 19(b).2

I am satisfied that the zoning of the subject lands for New Residential is reasonable having regard to the following:

- i. The objectives of the National Planning Framework First Revision (2025), in particular National Policy Objective 42; and the Section 28 NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), in particular Policy and Objective 1; and
- ii. The subject lands are located in close proximity to the urban environment of the town, and are located adjacent to existing residential development, such that the zoning of the lands for New Residential would serve to consolidate the existing pattern of development in this area.

A handwritten signature in black ink, which appears to read 'John Cummins', is located above the printed name.

John Cummins TD

Minister of State for Local Government and Planning