

An  
Bord  
Pleanála

**Board Direction**  
**BD-009389-21**  
**ABP-310262-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/11/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature, scale and design of the proposed development, and the planning history relating to the site, it is considered that subject to compliance with the conditions below, the proposed development would respect and reflect the scale and character of the host building, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not place additional substantive demands on local services and would not contravene the provisions of the Donegal County Development Plan 2018-2024, including policies TOU-P-15 and TOU-P-20, which set out the requirements for tourism-related extension developments. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed development shall be carried out, in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such

conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the retention permission granted on the 16<sup>th</sup> day of April, 2020, under appeal reference number 306342-20, planning register reference number 19/51572, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

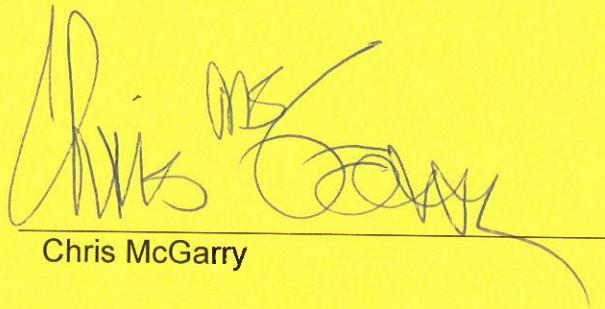
3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.

**Reason:** In the interest of public health and to ensure a satisfactory standard of development.

4. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Board Member**



Chris McGarry

**Date:** 08/11/2021

