



Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the Established Zoning which applies to the site under the Donegal County Development Plan 2018-2024, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or of property in the vicinity. The proposed development would be in accordance with the provisions of the Donegal County Development Plan 2018-2024 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 11th day of August, 2022, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) The first-floor wrap-around window serving bedroom number 3 shall incorporate a design element that restricts views back toward the adjoining house.
 - (b) The additional west-facing window serving bedroom number 3 shall be omitted.
 - (c) The first-floor window serving the proposed walk-in wardrobe shall have a sill height of 1.8 metres from the finished floor level of the first floor.

Prior to commencement of development, the developer shall submit revised drawings showing compliance with these requirements for the agreement of the planning authority.

Reason: In the interest of residential amenity.

3. Prior to commencement of development, the developer shall submit details of the proposed brick finish for the agreement of the planning authority.

Reason: In the interest of visual amenity.

4. Boundary treatments shall comply with the planning authority's requirements, details of which shall be agreed in writing prior to commencement of development.

Reason: In the interest of residential amenity.

5. Surface water drainage arrangements 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.

6. 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.

Liam Bergin



16.08.2023

