

An  
Coimisiún  
Pleanála

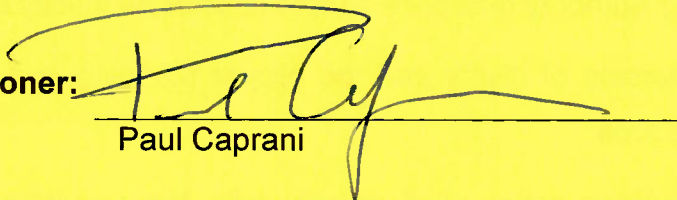
**Direction**  
**CD-020334-25**  
**ABP-320603-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 24/07/2025.

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

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 24/07/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the planning history of the site, and specifically the grant of planning permission to the applicants under planning permission register reference 21/51412 on the 2<sup>nd</sup> day of September 2021 and the fact that the differences between the current application and the parent permission are relatively modest together with the more general provisions of the Donegal County Development Plan with regards to replacement dwellings, it is considered that the proposal, subject to the conditions set out below, would not seriously injure the amenities of the area or property in the vicinity, would not be prejudicial to public health or the environment and would

generally be acceptable in terms of design, traffic safety, amenity, and nature conservation.

## **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application on 18<sup>th</sup> October 2023 and Further Information received on 11<sup>th</sup> July 2024 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. All relevant conditions attached to previous grant of permission for development at the site, Planning Authority reference 21/51412 shall be strictly adhered to.

**Reason:** In the interests of clarity and the proper planning and sustainable development of the area.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interests of sustainable drainage.

4. Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.



5. All site boundaries shall be planted with hedgerow of semi-mature species native to the area and at least 5 no. semi-mature broadleaf trees shall be planted on site within first planting season following commencement of development. The trees to be planted shall be a mix selected from the following list of species (unless otherwise agreed in writing with the Planning Authority):

- Sceach Gheal (Hawthorn/Crataegus monogyna)
- Cuileann (Holly/Ilex aquifolium)
- Peine Albanach (Scots Pine/Pinus sylvestris)
- Fionncholl (Whitebeam/Sorbus spp)

Any trees dying within subsequent three years shall be replaced.

**Reason:** To preserve the amenities of the area.