

An
Bord
Pleanála

Board Direction
BD-019425-25
ABP-321422-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2025.

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 zoning objective of the area, the provisions of the Donegal County Development Plan 2024-2030 and the Seven Strategic Towns Local Area Plan 2018-2024 (as extended), the location of the site in an established urban area within the centre of Dungloe and the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development, would not seriously injure the amenities of the area or of property in the vicinity nor would it represent a traffic safety issue in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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 24th day of September 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. The proposed development shall be used solely for the purposes of a Bed and Breakfast (with associated ground floor café) and shall not be used or occupied as a permanent place of residence by any person as a sole or main residence with the exception of a live-in manager. The owners/operators of the development shall maintain an up-to-date register of the name(s) of this manager and shall make this information available to the planning authority on request.

Reason: In the interests of clarity, orderly development and to regulate the use of the development.

3. The café/tea rooms shall not operate outside of the following hours, unless otherwise agreed with the planning authority:

Monday to Friday 08:00 to 21:00

Saturday and Sunday 08:00 to 22:00

Reason: In order to protect the amenities of properties in the vicinity.

4. The developer shall control odour emissions from the premises in accordance with measures (including extract duct details) which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public health and to protect the amenities of the area.

5. A plan containing details for the management and safe disposal of all waste (and, in particular, recyclable materials) within the proposed development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, and for the ongoing operation of these facilities, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

6. A Car Park and Cycle Park Management Plan for the area located at the rear of the building, with details of parking design, layout, materials, finishes, drainage, markings and ongoing maintenance and management shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of sustainable transport and safety.

7. The proposed shopfront/signage shall conform to the following requirements:
 - (a) Signage shall be restricted to a single timber fascia sign comprising traditional format with hand-painted lettering;
 - (b) Signage shall be in the Irish Language only, or if bilingual signage is proposed, then the Irish language shall be first and shall be of an area, size and prominence that is greater than the area, size and prominence of other languages;
 - (c) The signage shall be lit by external illumination only; and,

- (d) No awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission;

Details of the external shopfront/signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

Reason: In the interest of visual amenity.

8. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 as amended, or any statutory provision amending or replacing them, shall be displayed or erected on the building or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

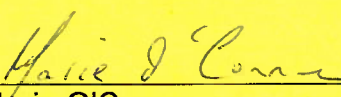
9. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

10. No alterations shall be carried out to the front or side elevations or the front wall and associated railings without the prior written consent of the planning authority.

Reason: To protect the built fabric, character and appearance of this historic structure.

Board Member


Marie O'Connor

Date: 09/04/2025