



An  
Bord  
Pleanála

**Board Direction**  
**BD-019570-25**  
**ABP-321699-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2025.

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 nature and extent of the development to be retained, the design characteristics and proximity, separation distances and relative levels to adjoining residential properties and the provisions of the Donegal County Development Plan 2024-2030 it is considered that, subject to compliance with the conditions set out below, the development to be retained would not negatively impact on the landscape character of this rural area, or on any residential amenities of adjoining property. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application on the 15<sup>th</sup> day of November 2024, except as may otherwise be required in order to comply with the following condition. Where such condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.

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

2. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

**Reason:** To prevent flooding.

**Board Member**

  
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Declan Moore

**Date:** 061/05/2025