

An
Coimisiún
Pleanála

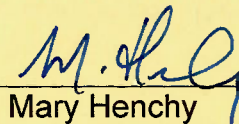
Direction
CD-021476-25
ACP-323378-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/12/2025.

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:


Mary Henchy

Date: 04/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the scale, nature and location of the modifications of the existing building proposed to be retained, together with the compliance of its wastewater treatment system to EPA guidance and standards, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be acceptable in terms of public health and environmental sustainability, would not seriously injure the amenity of the area, would be consistent with Wastewater Treatment Policies 5 and 10 (WW-P-5 and WW-P-10) of the County Donegal Development Plan 2024-2030, as supported by National Policy Objective 63 (Water Quality) and Regional Policy Objectives 8.18 and 8.20 (Wastewater

Infrastructure), and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

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

3. The wastewater treatment system shall be operated and maintained in accordance with the supplier's instructions and the EPA Code of Practice 2021.

Reason: In the interest of public health and to prevent water pollution.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months of the date of this Order, or in such phased payments as the planning authority may facilitate and shall be subject to any applicable

indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.