

An
Coimisiún
Pleanála

Direction
CD-021799-26
ACP-323547-25

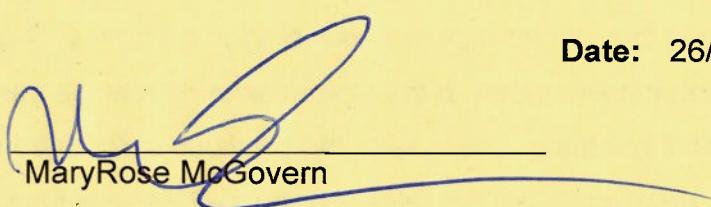
- The submissions on this file and the Inspector's report were considered at a meeting held on 20/01/2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Date: 26/01/2026



MaryRose McGovern

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the listing of the subject property on the National Inventory of Architectural Heritage (NIAH), and Objectives AH-O-1 and AH-O-2 of the Donegal County Development Plan 2024-2030, to conserve, manage, protect and enhance the architectural heritage of Donegal, including NIAH structures, and promote the sustainable and sensitive re-use of such structures, and having regard to Policies AH-P-1, AH-P-7 and AH-P-8 which seek to ensure best conservation practice, and to protect NIAH structures by requiring development to be appropriate and of high quality architectural design, the Commission considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not impact negatively on the amenities of the area, and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission did not share the Inspector's opinion that the uPVC windows to the rear and side, incorporating a sash style of design, were unsympathetic to the original fenestration, or that they would have a negative material effect on the character of the building. The Commission agreed with the Donegal County Council Architectural Conservation Officer, and with the planning authority, that it would be appropriate to retain the uPVC windows to the side and rear of the subject building, but that the uPVC windows on the front elevation should be replaced by historically informed wood sash windows, designed by a conservation architect to match the former, like for like.

In relation to recommended refusal reason number 2, the Commission was satisfied that it was open to the Commission to assess the application before it, for retention permission for uPVC sash windows, in lieu of Condition No. 2(a) of planning file ref 21/51803. In relation to recommended refusal reason number 3, the Commission was also satisfied that it was open to the Commission to assess the planning appeal before it, insofar as it relates to changes to the previous authorised development. Accordingly, the Commission did not accept or pursue these refusal reasons recommended by the Inspector.

Conditions

1. The development proposed to be retained, shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 24th day of June 2024, except as may be otherwise 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, or as otherwise stipulated by conditions hereunder, and the development shall be carried out, completed and retained in accordance with the said particulars. In default of agreement, the matter(s) in dispute shall be referred to An Coimisiún Pleanála for determination.

Reason: In the interest of clarity.

2. Other than as stipulated in this permission, the development shall be executed in all other respects, in accordance with planning reference No. 21/51803.

Reason: In the interest of clarity and in the interest of orderly development.

3. The PVC windows on the front elevation shall be replaced with historically informed wood sash windows to match the former windows, like for like, and shall be designed by a grade 1 or grade 2 conservation architect, to ensure accuracy. Details of the design shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development.

Reason: To protect the architectural heritage of the area.

4. Drainage arrangements, including the attenuation and 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 and surface water management.