



An
Coimisiún
Pleanála

Commission Direction
CD-000034
PL-500214-DL-25

The submissions on this file and the Inspector's report were considered at a meeting held on 26 January 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order.

Planning Commissioner:

Eamonn James Kelly

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Date:

26th day of January 2026

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the development proposed to be retained, the relevant policies and objectives contained in the County Donegal Development Plan 2024-2030, it is considered that, subject to compliance with the conditions set out below, the proposal would not seriously injure the visual amenities of the area, would not impact Local Improvement Scheme (LIS) funded infrastructure and would not undermine the

rural character of the area. The proposed development and 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 carried out and 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 prior to commencement of development and the development shall be carried out and retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing dwelling and the attic extension to be retained shall be jointly occupied as a single residential unit and the extensions shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

3. 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.

4. (a) The existing septic tank and associated infrastructure and pipework shall be decommissioned and removed from the subject site under the supervision of a suitably qualified person.

(b) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on the 25th day of August, 2025, shall serve a population equivalent of 8 number, and shall be in accordance with the standards set out in the document entitled "Code of Practice-Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)"- Environmental Protection Agency, 2021. Details of the treatment system in accordance with this condition shall be agreed with the planning authority prior to commencement of development.

(c) Treated effluent from the septic tank/wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice-Domestic Waste Water Treatment System (Population Equivalent ≤ 10)"- Environmental Protection Agency, 2021.

(d) Within three months of the installation of the new septic tank system, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works are constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

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

Note

The Commission noted that the floor plans submitted included four double beds and therefore adjusted the Inspector's recommended Condition 4(b) to ensure consistency between the capacity of the treatment system and the population equivalents for the development proposed for retention.