



An
Coimisiún
Pleanála

Commission Direction
CD-000085
PL-500269-DL-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09 February 2026.

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:

Patricia Calleary

Date:

9th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the site's location with the settlement framework for Bunbeg-Derrybeg, the established pattern of development in the area, 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 proposed to

be retained would provide an appropriate commercial service for the area, which would not seriously injure the amenity of neighbouring properties, would not endanger public safety by reason of traffic hazard and would not be prejudicial to public health. 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 in accordance with the plans and particulars lodged with the application amended by the further plans and particulars received by the planning authority on the 26th day of September, 2025 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 within three months from the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development proposed to be retained relates only to:

- (a) retention of change of use of a building from a bank to a hardware shop,
- (b) retention for a commercial shed, and
- (c) perimeter fence and all associated site works.

Reason: In the interest of clarity.

3. The hardware shop to be retained shall only be used in accordance with the uses defined under Class 1 of Part 4 of Schedule 2 to the Planning and Development Regulations 2001, as amended.

Reason: To ensure the orderly development of the area and to define the terms of the permission.

4. The yard shall be maintained in a clean and tidy manner at all times and shall not be used for the storage of any vehicles or materials which are not associated with the operation of the hardware business.

Reason: In the interest of development control.

5. Stacking of goods shall not be higher than the perimeter fence for which retention permission has been granted.

Reason: In the interest of the amenities of the area

6. 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 from 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.