



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000336**  
**PL-500277-DL-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 27 March 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Planning Commissioner:**

*Mary Gurrie*  
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**Mary Gurrie**

**Date:** 27/03/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

On the basis of the submissions made in connection with the planning application and appeal, and the entirety of the information on file, the Commission is not satisfied that, at the time of lodgement, the application was made by a person(s) who had

(a) sufficient legal estate or interest in the land the subject of the application to enable the person(s) to continue the existing use of, or carry out the proposed development on the land, or

(b) the approval of the person(s) who has such sufficient legal estate or interest.

In these circumstances, it is considered that the Commission is precluded from giving further consideration to the granting of permission for the development the subject of the application.

**Note:** The Commission considered that having regard to objectives in the Donegal County Development Plan 2024-2030 in support of reusing existing building stock and adhering to the principles of circular economy and sustainable development, the applicant had not provided sufficient justification for the demolition and replacement of the existing dwelling having regard to its embodied carbon.

While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue this matter under the current appeal.