

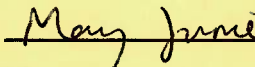
An
Coimisiún
Pleanála

Commission Direction
CD-000466
PL-500593-DL-26

The submissions on this file and the Inspector's report were considered at a meeting held on 23 April 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:



Mary Gurrie

Date: 28/04/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the parent permission, the location of the subject site within a 'Structurally Weak Rural Area' under the County Donegal Development Plan

2024-2030, the nature and scale of the proposed development and of existing development in the area, and the policies of the current development plan, it is considered that subject to compliance with the conditions set out below, the proposed development would not injure the amenities of the area or property in the vicinity, would not be prejudicial to public health and would otherwise be acceptable in terms of design, amenity, and traffic safety. Accordingly, it is considered that the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed 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 completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The front elevation of the propose development shall be amended to

(a) raise the cill height of the first floor hall window to match the height of the Bedroom 4 windows

(b) raise the cill height of the first floor master bedroom window to match the height of the Bedroom 4 windows and reduce the width to not more than 1.4m.

Drawings showing compliance with this condition shall be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interests of visual amenity and compliance with the Rural Housing Location Siting and Design Guide, County Donegal Development Plan 2024-2030.

3. Apart from any departures specifically authorised by this permission, the development shall strictly comply with the conditions of the parent permission (Planning Register Reference Number 22/50887) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission, which for the avoidance of doubt is the 30th day of August 2027.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

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 prior to commencement of development 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.

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.