

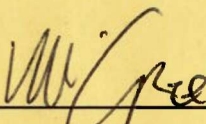
An
Coimisiún
Pleanála

Commission Direction
CD-000574
PL-500653-DL-26

The submissions on this file and the Inspector's report were considered at a meeting held on 11 May 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:



Liam McGree

Date:

14th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regards to the grounds of appeal, the established pattern of development in the area, the policy framework provided by the *Donegal County Development Plan*

2024-2030 it is considered that the proposed development would be compatible with the character of the existing Department of Agriculture, Food and the Marine farm and laboratory at this location, would not have an adverse impact on the visual amenity of the area, the archaeology of the area and would not impact on any European sites. The proposed development would, therefore, be consistent with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the documentation and particulars lodged with the Planning Application on 11/4/25 as revised by Further Information received on 28/11/255 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 conducted and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. The development shall not be open to the public and shall be appointment only between the hours of 10am and 12pm Monday to Friday. The development shall not be open on weekends or public holidays.

Reason: In the interest of clarity and the protection of the amenity of the area

3. (a) The proposed development shall only receive recently deceased carcasses (within 24 hours) and samples referred for investigation by a veterinary practitioner.
- (b) At no stage shall any animal carcass be offloaded or handled outside of the building.
- (c) No animal carcass shall be sampled, opened, dissected or autopsied on the subject site.

Reason: In the interest of clarity and the protection of the amenity of the area

4. The wash down tank and wheel wash shall be suitably sized and shall be monitored and managed by staff of the Department of Agriculture Food and the Marine. Where disinfectants are used, the wash down tank and wheel wash sumps/tanks should be emptied and disposed of by an appropriately licensed waste handling company to the satisfaction of the Planning Authority.

Reason: To ensure that contaminated water does not discharge to ground or surface water.

5. No development shall commence on the site until such time as full details have been agreed with the Planning Authority, and all works shall be completed by the applicant to the satisfaction of the Planning Authority:

- a) A storm water drainage plan and storm water management plan
- b) Details of the appropriately licensed waste handling company employed to empty and dispose of disinfectants within the wash down area and wheel wash

Reason: In the interests of protection of the natural environment, public health and the proper planning and sustainable development of the area.

6. (a) Effluent disposal from the staff facilities on site shall be in accordance with the Site Characterisation Form and the Site Suitability Report received by the Planning Authority on 11/4/25 and the requirements of the EPA, Code of Practice: Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10), 2021.

(b) The developer shall enter a maintenance contract with the manufacturers/ suppliers of the wastewater treatment system to ensure satisfactory performance at all times.

(c) The developer shall submit documentary evidence signed by a suitably qualified person holding indemnity insurance (at least €1 million) stating that the wastewater treatment system has been installed in accordance with EPA guidelines.

Reason: To guard against pollution and ensure the proper servicing of the development.

7. Prior to the commencement of development, the developer shall ensure that permanent visibility splays of 50m in each direction to the nearside road edge at a point 2.4 metres back from road edge at location of vehicular entrance where the private road adjoins the local road, L-6244-1. Visibility in the vertical plane shall be measured from a driver's eye- height of 1.05 metres and 2 metres positioned at the setback distance in the direct access to an object height of between 0.26 metres and 1.05 metres. Vision splays shall be calculated and provided as set out in Figure 16.2, Chapter 16 of the County Donegal Development Plan 2024-2030.

Reason: In the interests of traffic safety

8. Prior to commencement of development and/ or occupation of the building, as applicable, a final Road Safety Audit(s) and/ or Quality Audit(s) of the development, including the main entrance, internal road, and path layouts, shall be submitted to, and agreed in writing with the planning authority.

Reason: In the interest traffic and pedestrian safety.

9. (a) The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of 5 [five] years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of the visual amenity of the area.

10. (a) All mitigation measures in relation to archaeology and cultural heritage as set out in the Archaeological Testing Report (Fadó Archaeology Ltd; May 2024) submitted in the planning documents shall be implemented in full.

(b) All ground works associated with the proposed development shall be monitored under licence by a suitably qualified archaeologist. Prior to construction all previously identified archaeological features and deposits should be conserved by record (full excavation) prior to any ground works under the terms of an agreed Method Statement agreed by the Department. All topsoil stripping associated with the archaeological monitoring should be carried out using a toothless flat grading bucket only.

(c) Should further archaeological material be found during the course of works, the work on the site shall be stopped pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features, or other objects of archaeological interest

11. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of properties in the vicinity

12. 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. 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 Bord 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.