



An
Coimisiún
Pleanála

Commission Direction
CD-000508
PL-500736-GY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 05 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:

Patricia Calleary

Patricia Calleary

Date:

5th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the land use zoning objective pertaining to the subject site, the requirements of Policy Objective SSGV4, Policy Objective GA4 , it is considered that, subject to compliance with the conditions set out below, the proposed development would not negatively impact upon the amenities of An Spidéal,

would provide for an additional residential unit for the Gaeltacht area and 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, as amended by the further information received by the planning authority on the 15th day of December 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 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 proposed development hereby permitted shall be utilised as indicated on the documentation submitted with the planning application and notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001 (as amended), and any statutory provision amending or replacing them, no change of use or intensification shall take place unless otherwise authorised by a prior grant of planning permission.

Reason: In the interest of clarity and securing the proper planning and sustainable development of the area.

3. One of the residential units hereby permitted by the permission, as governed by the parent permission under planning reference number 21/1997, shall be restricted to use as a residential unit by those who can demonstrate the

ability to preserve and protect the language and culture of the Gaeltacht, unless otherwise agreed in writing with the planning authority, for a period of 15 years.

Prior to commencement of development, the developer shall enter into a legal agreement with the Planning Authority (under the provisions of Section 47 of the Planning and Development Act, 2000, as amended), the purposes of which shall be to restrict or regulate one residential element of the development for the use of occupants who have an appropriate competence/fluency in Irish. Details of the standard of Irish to be achieved and method of evaluating this shall be submitted to and agreed in writing with the Planning Authority prior to the finalisation of the agreement hereby conditioned. (Qualification for the Sceim Deontais Tithe will automatically qualify). No unit shall be occupied until an agreement has been entered into with the Planning Authority pursuant to Section 47 of the Planning and Development Act, 2000, as amended.

Reason: To ensure that development in the area in which the site is located is appropriately restricted.

4. Material finishes shall be as indicated on plans submitted as part of the planning application unless otherwise agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

5. No signage, symbols, emblems, canopies or awnings shall be displayed or erected on the building or within the curtilage of the site without a prior grant of planning permission. The proposed shopfront as indicated on Drawing number 3102 (Revision A) received by the planning authority on the 18th day of September 2025 shall be omitted.

Reason: In the interest of visual amenity.

6. Insert surface water model condition.
7. Insert construction hours model condition.
8. Prior to the commencement of development the developer shall enter into a connection agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

9. The demolition works on site shall be carried out in a safe and satisfactory manner. Materials shall be disposed of to an authorised landfill site or otherwise re-utilised in an authorised manner. Such demolition works shall be carried out so as not to cause damage to, interfere with nor infringe upon adjoining properties, nor cause damage to the public road or underground services.

Reason: In the interest of public safety and residential amenity.

10. The developer shall pay to the planning authority a financial contribution of 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. The application of any indexation required by this condition 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.

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.