

An  
Coimisiún  
Pleanála

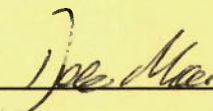
**Commission Direction**  
**CD-000796**  
**PL-500951-DL-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 25 June 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:**

  
\_\_\_\_\_  
**Declan Moore**

**Date:**

**25<sup>th</sup> day of June 2026**

### **Reasons and Considerations**

Having regard to the location of the development within a rural area and the provisions of Objective ED-O-3 of the County Donegal Development Plan 2024 - 2030 which supports the development of agriculture, it is considered that, subject to compliance with the conditions set out below, the proposed development would

be acceptable and would not be of a scale or format of development which would seriously injure the residential or visual amenities of the area or of property in the vicinity, or erode the built heritage or rural landscape character of the area. The proposed development would not result in a deterioration of water quality and would be acceptable in terms of traffic safety and convenience. The proposed development would be in accordance with Policy L-P-2, Objective AH-O-1 and Policy AH-P-9 of the County Donegal Development Plan 2024 - 2030 and would 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 and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The building shall be used for dry agricultural/horticultural storage and associated purposes only. The building shall not be used for human habitation or any commercial purpose other than a purpose incidental to farming/horticulture, whether or not such use might otherwise constitute exempted development.

**Reason:** In the interests of orderly development and the amenities of the area.

3. Site access arrangements, and the provision and maintenance of visibility splays shall comply with the requirements of the planning authority for such works.

**Reason:** In the interest of road safety.

4. Water supply and drainage arrangements for the site, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Drainage details shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

**Reason:** In the interests of environmental protection and public health.

5. In the event of an accidental spillage of wastewater, organic fertiliser, fuel, machine oil or any other substance which may threaten the quality of any watercourse or groundwater body either at construction or operational phase, the planning authority and Inland Fisheries Ireland shall be notified as soon as is practicable. A copy of the clean-up plan shall be submitted to the planning authority.

**Reason:** In the interest of public health.

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 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 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.

#### Note

The Commission agreed with the Inspector that the proposed development would not materially contravene Objective AH-O-1 or Policy AH-P-9 of the County Development Plan. Its siting, orientation and design is consistent with Objective AH-O-1, and it does not erode the local character and landscape of the area (AH-P-9), it is an agricultural development in a rural area characterised by agricultural sheds and rural houses.