



An
Coimisiún
Pleanála

Commission Direction
CD-001057
PL-501214-DL-26

The submissions on this file and the Inspector's report were considered at a meeting held on 12 August 2026.

The Commission decided by a majority of 2:1 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

Mary Gurrie

Date: 13/08/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the site's town centre zoning objective and location within the settlement boundary of Lifford, which is a designated as a Service Town, the

existing derelict dwelling on the site, the provisions of Policy CS-0-7(b) of the County Donegal Development Plan 2024-2030 which supports economic growth, the existing pattern of development in the area and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of any adjacent property, would be acceptable in terms of traffic safety and convenience and built heritage. 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, as amended by the further plans and particulars received by the planning authority on the 10th day of March 2026, 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 structure hereby permitted shall be solely used for commercial storage purposes and shall not be sold, sub-let or leased for any other industrial or commercial uses.

Reason: To restrict the use of the development and in the interest of clarity.

3. Prior to commencement of development the developer shall submit for the written agreement of the planning authority details of all proposed boundary treatments.

Reason: To ensure a high standard of development and in the interest of residential and visual amenity.

4. Prior to commencement of development the developer shall submitted a lighting plan for the written agreement of the planning authority.

Reason: In the interest of residential and visual amenity.

5. During the operational phase of the proposed development noise levels as measured at the nearest noise sensitive receptor shall not exceed

- (a) 55 dB(A) rated sound level between the hours of 0700 to 2300, and
- (b) 45 dB(A) at all other times.

Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site.

6. The developer shall engage a suitably qualified archaeologist to monitor all excavation works. If, during the course of site works any archaeological material is discovered, the County Archaeologist / planning authority shall be notified immediately. The applicant/developer is further advised that in this event that under the National Monuments Act, the National Monuments Service, Department of Housing, Heritage and Local Government and the National Museum of Ireland require notification.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

7. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 (as amended), shall be displayed or erected on the acoustic fence, or within the curtilage of the site, without a prior grant of planning permission.

Reason: To allow further assessment of the impact of the permitted advertisement on the amenities of the area and in the interest of visual amenity.

8. 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 residential amenities of property in the vicinity.

9. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.