



An  
Bord  
Pleanála

**Board Order  
PL 05E.248354**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Donegal County Council.**

**Planning Register Reference Number: 17/50207.**

**Appeal** by Fahan Presbyterian Church care of Joan Hamilton of Carnshanagh, Burnfoot, Lifford P.O., County Donegal against the decision made on the 7<sup>th</sup> day of April, 2017 in relation to the application by the said Fahan Presbyterian Church for permission for development comprising the demolition of derelict former church hall, erection of a boundary wall, and outline permission for erection of a replacement hall, all at Tooban, Burnfoot, County Donegal in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the demolition of derelict former church hall and erection of a boundary wall, and to refuse outline permission for the erection of a replacement hall at Tooban, Burnfoot, Lifford P.O., County Donegal).

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the use of the main Church building on site as a place of religious worship, and to the community use of the other building on site; to the permission granted by the planning authority for the demolition of the existing building, formerly a hall, along the local road and the reasonable desire to replace that building; it is considered that, subject to compliance with the conditions set out below and to the detailed design, which remains to be determined, the granting of outline permission for the construction of a replacement hall on the site would not detract from the conservation value of the historic Church or the visual amenities of the 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 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. Details of the design of the building shall be submitted by way of a separate application for permission consequent and shall incorporate the following requirements:
  - (a) The building shall be clearly subordinate to the main Church building and shall not disturb the harmonious relationship which currently exists between the main Church building and the associated buildings attached to its gables.
  - (b) The height of the building shall be defined by the subordinate quality of its relationship with the existing main Church building and two-storey building, achieved by the design, in any case the ridge shall not extend above the eaves of the main Church building.
  - (c) The link element of the proposed building shall be clearly identifiable as a linking structure, and shall be designed to be both unobtrusive and subordinate to both the main Church and the proposed hall.
  - (d) The design and treatment of the proposed hall shall be adequately detailed in the application for permission consequent and shall satisfy the planning authority of compliance with the foregoing requirements.

**Reason:** In the interest of visual amenity and to protect the notable character of the adjoining Church.

3. The proposed hall shall be used for community purposes, ancillary to the use of the main Church as a place of religious worship.

**Reason:** In the interest of orderly development.

4. If toilet/washroom facilities are intended to be provided in the proposed hall, adequate provision shall be made for on-site wastewater treatment. Details shall be submitted in the application for permission consequent.

**Reason:** In the interest of orderly development.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this          day of    2017**