

An
Bord
Pleanála

Board Order
ABP-309689-21

Planning and Development Acts 2000 to 2020

Planning Authority: Donegal County Council

Planning Register Reference Number: 20/51398

Appeal by William Robert Todd care of Joe Bonner Town Planning Consultants Limited of The Airport Hub, Unit 1 Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 18th day of February, 2021 by Donegal County Council to grant subject to conditions a permission to Mary and Vaughan Monroe care of Michael Friel of Creeslough, Letterkenny, County Donegal in accordance with plans and particulars lodged with the said Council.

Proposed Development: Erection of an extension to existing dwellinghouse to include alterations to existing fenestration and demolition of existing rear sunroom at 2 Bay View, Hornhead Road, Dunfanaghy, County Donegal.

2021
CMB6

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 nature, scale and design of the proposed development and the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would respect and reflect the scale and character of the host house and housing in the immediate area, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of pedestrian and traffic safety and would be in compliance with the provisions of the Donegal County Development Plan 2018-2024, including policy UB-P-27 relating to residential extensions. 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 submitted on the 29th day of January, 2021, 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.

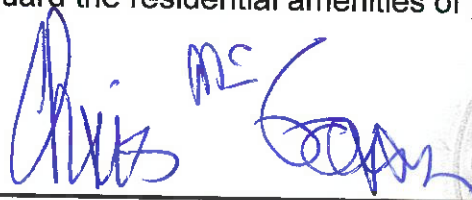
Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the attenuation and disposal 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 to ensure a satisfactory standard of development.

3. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

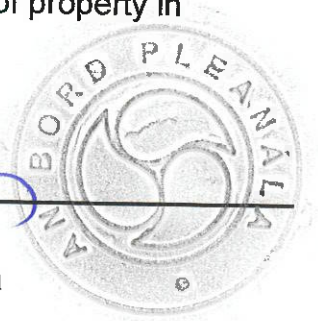
Reason: In order to safeguard the residential amenities of property in the vicinity.



Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 7th day of July 2021.