



Planning and Development Acts 2000 to 2021

Planning Authority: Donegal County Council

Planning Register Reference Number: 21/50130

Appeal by Rosemary Gallagher care of Canavan Associates of 23 Prince's Street, Derry/Londonderry, Northern Ireland against the decision made on the 25th day of March, 2021 by Donegal County Council to grant subject to conditions a permission to Michael Boyle of Atlantic Drive Limited care of Brannigan Associates of The Gate House, Station Road, Glenties, County Donegal in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of development consisting of (1) removal of porch to the front elevation, (2) installation of two windows to the north side elevation, (3) enclosure of porch to the north side elevation creating an additional floor area of 4.6 square metres, (4) two-storey extension to the north side elevation to create an escape stairwell, (5) bar extension into existing attic space to rear forming a mezzanine area and installation of two rooflights, all at McCafferty's Bar, Main Street, Meenmore, Dungloe, 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 nature, scale and location of the development, the established nature of the existing public house, the zoning of the site for 'Town Centre' development in the Seven Strategic Towns Local Area Plan 2018-2024, and the existing pattern of development in the vicinity, including surrounding land uses, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential amenities of the area or the amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity



2. 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 within three months from the date of this order 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 Bord 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.


Stephen Bohan

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

Dated this *7th* day of *March* 2022.

