

Planning and Development Acts 2000 to 2020

Planning Authority: Donegal County Council

Planning Register Reference Number: 21/50354

Appeal by Bernard Grant care of Canavan Associates of 23 Prince's Street, Derry/Londonderry, Northern Ireland against the decision made on the 22nd day of April, 2021 by Donegal County Council to grant subject to conditions a permission to Ballyliffin Lodge and Spa (trading as Night Light Accommodations Limited) care of Michael Galbraith Associates of Millbrae House, Lower Main Street, Buncrana, County Donegal in accordance with plans and particulars lodged with the said Council:

Proposed Development: Erection of an extension to the rear of the existing ceremony building and change of use of two number stores to civil ceremony space, connection to existing services and all associated works at Ballyliffin, 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 design of the proposed development, and to the planning history relating to the site, 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 building, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not place additional substantive demands on local services, and would not contravene the provisions of the Donegal County Development Plan 2018-2024, including policies TOU-P-15 and TOU-P-20, which set out the requirements for extension of tourism-related developments. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out, 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the retention permission granted on the 16th day of April, 2020, under appeal reference number ABP-306342-20, planning register reference number 19/51572, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. 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.



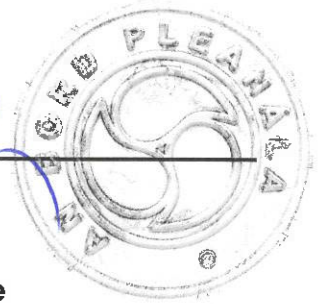
4. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written 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 9th day of November 2021.