

An  
Bord  
Pleanála

**Board Order**  
**ABP-311469-21**

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 21/50466**

**Application for Leave to Appeal** against the decision of the planning authority by Eugene Boyle of 85 Larkfield Grove, Kimmage, Dublin having an interest in land adjoining the land in respect of which Donegal County Council decided on the 27<sup>th</sup> day of August, 2021 to grant subject to conditions permission to Michael Byrne care of Corner Stone Architecture of Front Street, Ardara, County Donegal.

**Proposed Development:** (A) Change of use from a residential property to a boutique guesthouse with kitchen/tea-room facility. (B) Part demolition of rear building structure. (C) Demolition of the glass house type structure at the lower riverbank level. (D) Permission for the construction of a new extension to the rear and side elevations to consist of additional accommodation to ground and first floor, including bedrooms, kitchen, office, storerooms, laundry, etc. (E) Façade/elevational adjustments to facilitate the new extension arrangements. (F) Permission for external patio areas, garden seating areas, access paths around the site with access steps onto Main Street and trellis roofing over basement accommodation. (G) Permission for the siting of an outdoor catering pod to serve the public and guests of the

guesthouse. (H) Permission for site signage, together with all associated site development and connection to existing site services, all at Carrick Upper, Carrick, County Donegal, in the townland of Carrick Upper.

## **Decision**

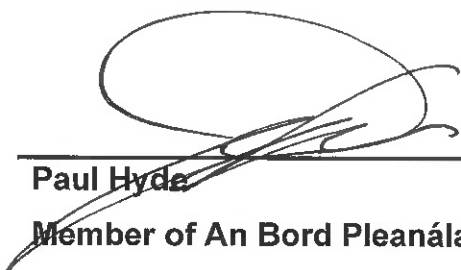
**REFUSE** leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.


## **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 submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.

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



Dated this 18<sup>th</sup> day of OCTOBER 2021.