



An  
Bord  
Pleanála

**Board Order**

**ABP-313556-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 21/52589**

**Appeal** by Christopher and Sonyia McCleane care of Joe Bonner Town Planning Consultant of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 14<sup>th</sup> day of April, 2022 by Donegal County Council to grant subject to conditions a permission to Charles Roarty care of Michael Friel Architects and Surveyors of Creeslough, County Donegal in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of existing vehicular entrance as constructed including all other associated site development works, all at Glenleary, Ramelton, 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.**

## Reasons and Considerations

Having regard to the nature and scale of the development proposed to be retained and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in keeping with the character of the area, would not result in the creation of a traffic hazard and would not increase the risk of surface water flooding in the area. The development proposed to be retained 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, as amended by the further plans and particulars received by the planning authority on the 21<sup>st</sup> day of March, 2022, 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 within three months of the date of this Order and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing with the planning authority within three months of the date of this Order.

**Reason:** In the interest of public health.



3. Details of permanent visibility splays of 2.4 metres by 45 metres to the north-east and 2.4 metres by 70 metres to the south-west, including arrangements for future maintenance, shall be fully agreed in writing with the planning authority within three months from the date of this Order.

**Reason:** In the interest of traffic safety.



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**Joe Boland**

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

Dated this *24<sup>TH</sup>* day of *August* 2023