

An
Bord
Pleanála

Board Order
ABP-314026-22

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 22/50699

Appeal by Anne and Bryan Westman of Gleneely, Killygordon, Lifford, County Donegal against the decision made on the 10th day of June, 2022 by Donegal County Council to grant subject to conditions a permission to Shaun McConnell care of MCM Associates of The Diamond, Raphoe, County Donegal in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission for the demolition of the original dwelling and also retention for the existing as constructed current dwelling and all other associated site works at Gleneely, Killygordon, 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 provisions of Policy RH-P-7 of the County Donegal Development Plan 2018-2024, together with the planning history of the site and the character and pattern of development in the vicinity of the site, 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 and would not seriously injure the amenities of the area or the amenities of properties in the vicinity. The development proposed to be retained would, therefore, be in accordance with the provisions of the development plan and the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. The development hereby approved shall be amended as follows: -
- (a) The vehicular access to the south of the house shall be closed up within six months of the date of this Order.
 - (b) The vehicular access to the north of the house, including visibility splays, shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing within six months of the date of this Order.

Reason: In the interests of traffic and road safety.

3. Within six months of the date of this Order, the existing septic tank on the site shall be decommissioned and removed from the site under the supervision of a competent professional.

Reason: In the interest of public health.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.


Reason: In the interest of public health.

5. The applicant shall submit landscaping proposals for the agreement of the planning authority, within six months of the date of this Order. The agreed scheme shall be implemented in full within 12 months of the date of such agreement.

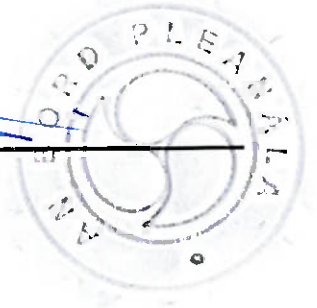
Reason: In the interest of visual amenity.

6. The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. \leq 10)" – Environmental Protection Agency, 2009.

Reason: In the interest of public health.



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



Dated this 19th day of October 2023.