



An  
Bord  
Pleanála

## Board Order ABP-317169-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 23/50292**

**Appeal** by Ann McDaid of 147 Meadow Hill, Kilttoy, Letterkenny, County Donegal against the decision made on the 27<sup>th</sup> day of April, 2023 by Donegal County Council to grant subject to conditions a permission to Clive Alcorn care of MH Associates Architects of Convent Road, Letterkenny, County Donegal in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a residential unit for staff accommodation associated with the existing business and all associated site works to include carparking and connection to existing public foul sewer, all at Alcorns Flower and Garden Centre, Loughnagin, Letterkenny, 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 location of the site within the Letterkenny and environs plan boundary and its zoning as an area of established development, together with the nature and pattern of existing commercial development on and adjacent to the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenity of property in the vicinity. The proposed development would be in accordance with the provisions of the County Donegal Development Plan 2018-2024 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be 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 prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. The residential accommodation hereby permitted shall be occupied solely by members of staff, including short-term student placements, associated with the ongoing operational requirements of the adjoining garden centre and commercial animal farm/petting zoo, and shall not be used as independent living units without a separate grant of planning permission.

**Reason:** To ensure that the development accords with the County Donegal Development Plan 2018-2024.

3. The room marked "workshop" on the floor plan hereby permitted shall be used only for light industrial purposes associated with the adjoining garden centre and commercial animal farm/petting zoo and no machinery which is audible outside the confines of the site shall be installed or used in the unit.

**Reason:** To protect the amenities of the occupants of the units and of neighbouring properties.

4. 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 prior to commencement of such works.

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



5. 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 prior to the commencement of development 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 the Board 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.



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**Mary Henchy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this 11<sup>th</sup> day of March 2024.