



An  
Bord  
Pleanála

**Board Order**  
**ABP-317601-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 23/50160**

**Appeal** by P. and E. Callaghan of Keeloges, Church Hill, Letterkenny, County Donegal against the decision made on the 22<sup>nd</sup> day of June, 2023 by Donegal County Council to grant subject to conditions a permission to Owen Hegarty and Kathleen McNamee care of Michael Friel Architects and Surveyors Limited of Creeslough, Letterkenny, County Donegal in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Change of house type from that previously granted under planning reference number 21/50310 at Keeloges, Church Hill, Letterkenny Post Office, 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 extent of the proposed development, involving only a change of house type from that previously granted under the parent permission (planning register reference number 21/50310), and given that the applicants comply with the terms of subsection (i)(a) of condition number 2 of that parent permission, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously detract from the visual amenity or character of the area, would not seriously detract from the residential amenities of surrounding properties, would not lead to an excessive concentration of dwellings in this rural area, and would be consistent with the provisions of the County Donegal Development Plan 2018-2024. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed house design and layout shall be in accordance with the plans and particulars lodged with the application on the 13<sup>th</sup> day of February 2023, except as may otherwise be required in order to comply with the following condition. Where such condition requires 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 the change of house type as specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the parent permission granted on the 17<sup>th</sup> day of May 2021 under planning register reference number 21/50310, and any agreements entered into thereunder.

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



*M. Henchy*

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**Mary Henchy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *2* day of *November* 2023.