



An
Bord
Pleanála

Board Order
ABP-319366-24

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 2460008

Appeal by Stewart Skelly and Ravi Ningegowda of Drakestown Lane, Smarmore, Ardee, County Louth against the decision made on the 29th day of February, 2024 by Donegal County Council to grant subject to conditions a permission to Michael and Yvonne Shevlin and Oommen and Winne Varghese care of Emma-Louise Hannigan of Unit 262, Colab Building, Atlantic Technological University, Port Road, Letterkenny, County Donegal in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of an existing (defective/mica) duplex dwelling and reconstruction of a new duplex dwelling and all associated site works, all at numbers 77 and 77A Gleann Tain Manor, Carnamuggagh, 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

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would not detract from the visual or residential amenities of the area and would not have any significant adverse impacts on the character of the landscape. The proposed development 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. (a) Electrical, ducted and cabled services shall be underground.
(b) Rood and ridge tiles shall be blue/black/grey and external walls white or as otherwise agreed by the planning authority in writing.

Reason: In the interest of visual amenity.

4. The new duplex unit shall be connected to the public sewer prior to first occupation unless otherwise agreed in writing with the planning authority.

Reason: In the interest of orderly development and public health.

5. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays, inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



Mary Henchy

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

Dated this 10th day of September 2024.