



Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 2450110

Appeal by Gerard Convie of Unit F, 15 Lower Main Street, Letterkenny, County Donegal against the decision made on the 12th day of June, 2024 by Donegal County Council to grant subject to conditions a permission to Michael and Mark Blaney of Central Bar care of DML Architecture and Building Services of Market Stret, Rathmullan, Letterkenny PO, County Donegal in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Renovate and refurbish existing ground floor area of existing building, formerly used as commercial premises and last known use as 'Betting Office', (2) demolish rear flat roof area, lower the floor level and surrounding ground level of existing ground floor area of existing building formerly used as commercial premises and last known use as 'Betting Office', (3) erect new rear extension to existing ground floor area of existing building, formerly used as commercial premises and last known use as 'Betting Office', (4) convert entire ground floor area of existing building, formerly used as commercial premises and last known use as 'Betting Office' including proposed new rear extension into new side extension of existing central bar and lounge to form new bar, lounge, kitchen, accessible toilet facilities, (5) convert existing ground floor office space into off licence area, (6)

construct external smoking area, (7) connection to main public sewer and all associated site works at Upper Main Street, Letterkenny, Letterkenny Urban, Letterkenny M.D., 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

The proposed development is 'open for consideration' having regard to the 'Town Centre' zoning objective of the Letterkenny Plan and Transport Plan 2023-2029. It is considered that the proposed development is appropriate given the nature of the use proposed and the location of the site within the town centre. The proposed design and appearance of the buildings is considered to be appropriate. The proposed development would not have a negative impact on the amenity of the surrounding area, nor will it result in a significant impact on the capacity of the surrounding road network. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.

Peter Mullan

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

Dated this day of 2024.

DRAFT