



An  
Bord  
Pleanála

## Board Order ABP-321699-25

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 24/61856**

**Appeal** by Paul and Alicia Hayden of Drumelis, Cavan, County Cavan against the decision made on the 9<sup>th</sup> day of January, 2025 by Donegal County Council to grant permission, subject to conditions, to Jonathan and Claire McMorrow care of McCabe Architects, Ardeskin, Old Laghey Road, Donegal Town, County Donegal for the proposed development.

**Proposed Development:** Retention Permission of (1) alterations to the fenestration to the rear elevation of extended house, including installation of sliding doors, and (2) erection of suspended deck/platform with glazed balustrade to the east side of extended house, all constructed on foot of planning reference number 20/51402 and all associated site works at Fanaghans, Inver, 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 development to be retained, the design characteristics and proximity, separation distances and relative levels to adjoining residential properties and the provisions of the Donegal County Development Plan 2024-2030 it is considered that, subject to compliance with the conditions set out below, the development to be retained would not negatively impact on the landscape character of this rural area, or on any residential amenities of adjoining property. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application on the 15<sup>th</sup> day of November 2024, except as may otherwise be required in order to comply with the following condition. Where such condition 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 and completed in accordance with the agreed particulars.

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

2. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

**Reason:** To prevent flooding.



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**Declan Moore**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this 8<sup>th</sup> day of MAY 2025**